



Perceval Street, Wingerworth, Chesterfield, Derbyshire S42 6HR

4 2 1 EPC B

£280,000

PINEWOOD



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£280,000

**4 bedrooms
2 bathrooms
1 receptions**

- NO CHAIN - REMAINING BUILDERS WARRANTY (APPROX. 8 YEARS)
 - STUNNING FAMILY HOME SET OVER THREE FLOORS
- SOUGHT AFTER VILLAGE - CONVENIENT LOCATION - POPULAR RESIDENTIAL ESTATE
- EASY ACCESS FOR THE MAIN COMMUTER ROUTES - M1 MOTORWAY ACCESS - VILLAGE AMENITIES
- TOWNS OF CLAY CROSS AND CHESTERFIELD CLOSE - SHORT DRIVE TO PEAK DISTRICT
 - ENSUITE SHOWER ROOM AND BUILT IN WARDROBES TO PRINCIPAL BEDROOM
- STYLISH KITCHEN DINER WITH INTEGRATED OVEN, HOB, EXTRACTOR, FRIDGE, FREEZER, DISHWASHER AND WASHER/DRYER
- ENCLOSED LANDSCAPED FAMILY SIZED GARDEN WITH LAWN AND NEW COMPOSITE DECKING
- SINGLE GARAGE - DRIVEWAY PARKING FOR TWO CARS - PLENTY OF STREET LAYBY PARKING ALSO AVAILABLE
- SPACIOUS LOUNGE WITH BUILT IN STORAGE AND FRENCH DOORS LEADING TO THE REAR GARDEN



This beautifully presented family home, set over three floors, offers a superb combination of style, space and practicality, and comes with the remainder of its builders' warranty (approximately 8 years). Located on a popular residential estate in a sought-after village, the property enjoys a convenient location with easy access to commuter routes including the M1, local village amenities, the towns of Clay Cross and Chesterfield, and the Peak District just a short drive away.

The interior has been thoughtfully updated, with new carpets throughout and newly fitted built-in wardrobes in the principal bedroom. The spacious lounge is bright and welcoming, featuring built-in storage and uPVC French doors leading to the rear garden. The stylish kitchen diner comes fully equipped with integrated appliances, including an oven, hob, extractor, fridge, freezer, dishwasher and washer/dryer, and offers ample space for dining and socialising.

The principal bedroom on the second floor benefits from a modern en-suite shower room and built-in wardrobes, while the additional bedrooms on the first floor provide flexible accommodation for family or guests.

Externally, the property boasts an enclosed, landscaped rear garden with lawn and newly installed composite decking, ideal for outdoor entertaining. Off-road parking is available via a driveway for two cars, complemented by a single detached garage with lighting and power, and additional street/layby parking is also available.

This home is perfectly suited to families seeking a move-in-ready property in a convenient and desirable location, offering both comfort and modern living across three floors.

****VIDEO TOUR - TAKE A LOOK AROUND****

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ENTRANCE HALL/STAIRS AND LANDING

The entrance hall features tiled flooring with a radiator and painted décor, accessed via a composite front door. Stairs rise to the first-floor landing, which is finished with a grey carpet and benefits from a UPVC window providing natural light, along with a built-in airing cupboard. A further staircase leads to the second floor.

KITCHEN DINER

137" x 92" (4.16 x 2.81)

The kitchen diner is finished with tiled flooring and offers ample space for a dining table, creating a practical and sociable area. The room features painted décor, a radiator and a UPVC window, while laminate worktops complement the grey wall and base units. Integrated appliances include an oven with hob and extractor above, an integrated fridge freezer, dishwasher and washer dryer. The kitchen is completed with a stainless steel sink with mixer tap.

LOUNGE

162" x 119" (4.94 x 3.60)

The lounge is finished with carpeted flooring and painted décor, creating a comfortable and inviting living space. The room benefits from two UPVC windows along with full-height UPVC panels and UPVC French doors, allowing an abundance of natural light and leading out to the rear garden. Additional features include a built-in storage cupboard and attractive wood panelling to one wall, adding character and warmth to the room.

GROUND FLOOR WC

56" x 2'11" (1.70 x 0.89)

The ground floor WC is fitted with tiled flooring and painted décor, featuring a pedestal wash hand basin with chrome mixer tap and a low-level flush WC. The room also benefits from a radiator and a UPVC frosted window, providing natural light while maintaining privacy.

BEDROOM FOUR

9'1" x 6'6" (2.79 x 2.00)

Bedroom four is a single room at the rear of the property, featuring grey carpet and painted décor. The room is brightened by a UPVC window and includes a radiator for added comfort.

BEDROOM THREE

12'3" x 9'3" (3.74 x 2.83)

Bedroom three is a double room positioned to the rear of the property, finished with carpeted flooring and painted décor. The room benefits from a UPVC window providing natural light and a radiator for comfort.

BEDROOM TWO

12'7" x 9'3" (3.84 x 2.84)

Bedroom two is a well-proportioned double room located to the front of the property, finished with carpeted flooring and neutral painted décor. The room is naturally bright, benefitting from a UPVC window, and is complemented by a radiator for year-round comfort.

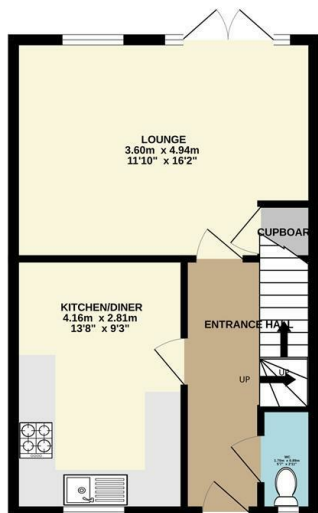
BATHROOM

6'6" x 5'6" (2.00 x 1.69)

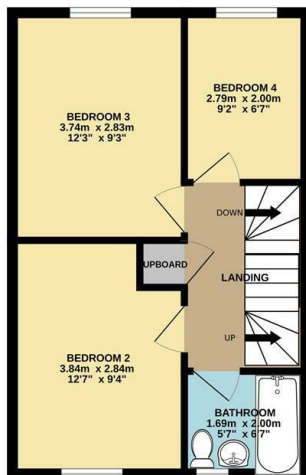
The bathroom is fitted with tiled flooring and features a combination of part-tiled walls and painted décor. The white suite comprises a low-level flush WC and a pedestal wash hand basin with chrome mixer tap, alongside a bath with glass screen and chrome shower over. A UPVC frosted window provides natural light, while additional benefits include a radiator, inset spotlights and an extractor fan.



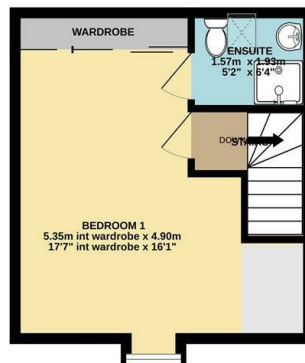
GROUND FLOOR
38.3 sq.m. (413 sq.ft.) approx.



1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



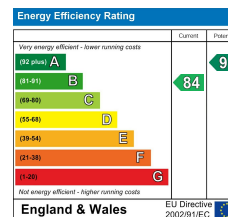
2ND FLOOR
26.1 sq.m. (281 sq.ft.) approx.



TOTAL FLOOR AREA : 101.1 sq.m. (1088 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BEDROOM ONE (2ND FLOOR)

17'6" x 16'0" into wardrobes (5.35 x 4.90 into wardrobes)

Located on the second floor, the principal bedroom is finished with a grey carpet and painted décor, creating a stylish and comfortable retreat. The room benefits from two radiators and a UPVC window, along with newly fitted built-in mirrored wardrobes with sliding doors offering excellent storage, plenty of room for additional bedroom furniture.

Access is provided to a private en-suite shower room, completing this well-appointed bedroom.

ENSUITE SHOWER ROOM (2ND FLOOR)

6'3" x 5'1" (1.93 x 1.57)

The en-suite shower room is finished with tiled flooring and painted décor, featuring a low-level flush WC and a pedestal wash hand basin with chrome mixer tap and tiled splashbacks. A shower enclosure with chrome shower fittings provides a modern finish, while a UPVC skylight allows natural light to flood the space. Additional features include a radiator, inset spotlights and an extractor fan.

SINGLE GARAGE

20'5" x 10'4" (6.23 x 3.17)

The single garage features an up-and-over door and is equipped with lighting and power, providing practical utility and additional storage space.

EXTERIOR

To the side of the property, a driveway provides parking for up to two cars and access to a single garage, with gated access leading to the rear garden. Additional visitor parking is available via ample street layby spaces to the front.

The enclosed, east-facing rear garden is landscaped with a lawn and and newly fitted grey composite decked seating area, offering a pleasant outdoor space for relaxation and entertaining.

GENERAL INFORMATION

TOTAL FLOOR AREA - 1088.00 sq ft / 101.1 sq m

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING - combi boiler

EPC RATED B

COUNCIL TAX BAND A - NEDDC

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services. Please ask us for more details

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



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