



Burton Street, Wingerworth, Chesterfield, Derbyshire S42 6FH

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Best Offers Over £240,000

PINEWOOD





# Burton Street Wingerworth Chesterfield Derbyshire S42 6FH

## Best Offers Over £240,000

**3 bedrooms  
2 bathrooms  
1 receptions**

- 3 spacious bedrooms
- 2 modern bathrooms
- Cosy reception room
- Semi-detached house
- Located in the sought after village of Wingerworth
  - Near Chesterfield and Clay Cross amenities
  - Close to local well regarded schools
- Easy access to transport links, main commuter routes and M1 motorway
  - 849 sq ft of flexible space
- Freehold - Council Tax Band: C - Builders Warranty Remaining







Nestled on the charming Burton Street in Wingerworth, Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 849 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property boasts two modern bathrooms, ensuring that morning routines are hassle-free and accommodating for all residents. Each bedroom is designed to provide a peaceful retreat, with ample room for furnishings and personal touches.

For those with vehicles, the property offers parking for two vehicles, a valuable feature in this desirable area. The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it a wonderful place to call home.

In summary, this semi-detached house on Burton Street presents an excellent opportunity for anyone looking to settle in Wingerworth. With its spacious living areas, convenient parking, and a welcoming community, this property is not to be missed.

**\*\*Contact Pinewood Properties for more information or to book a viewing\*\***

#### Entrance Hall

The entrance hall is light and welcoming, with neutral tiling and stairs leading to the first floor. It provides access to the lounge, kitchen/diner, and a downstairs WC. The tiled flooring continues through to the kitchen and into the utility room, maintaining the quality flooring throughout.

#### Lounge

16'11" x 9'7" (5.15m x 2.91m)

The lounge offers a bright and inviting space filled with natural light from multiple windows. It features a comfortable seating arrangement in soft, neutral tones that enhances the sense of relaxation. The room's layout maximises space, providing a perfect setting for both quiet evenings and entertaining guests.

#### Kitchen/Diner

16'11" x 9'1" (5.15m x 2.77m)

This kitchen/diner is a well-appointed space with a modern, clean design featuring white gloss cabinets and grey work surfaces. It benefits from plenty of natural light through the windows and French doors, which also provide access to the garden. The layout includes a practical dining area with space for a table and comfortable chairs, ideal for family meals. The kitchen also features modern under-cupboard lighting.

#### Utility Room

5'11" x 6'6" (1.79m x 1.99m)

The utility room offers practical extra space with white gloss cabinetry with grey work surfaces, matching the kitchen, with enough room for appliances or storage. It is conveniently positioned adjacent to the kitchen and provides excellent functionality for household chores. As well as a handy under-stairs storage cupboard.

#### W C

A convenient downstairs WC is finished with grey tiled walls and floor, fitted with a modern white toilet and pedestal sink, ideal for guests and day-to-day use.

#### Landing

The landing on the first floor provides access to all bedrooms, the family bathroom, and an airing cupboard for additional storage. The décor is neutral, complementing the rest of the home.

#### Bathroom

7'6" x 7'1" (2.28m x 2.15m)

The family bathroom is a stylish and practical space with neutral tiling and a window allowing natural light. It features a white bathtub with an electric shower over, a pedestal basin, and a toilet, creating a calm and functional bathing area.

#### Bedroom 1

10'0" x 10'4" (3.04m x 3.15m)

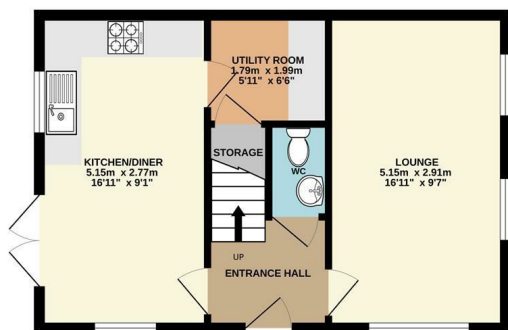
The generous principal bedroom is light and airy, featuring a double bed with space for up to a king size, with bedside tables and lamps. The room benefits from dual windows that enhance the sense of space and light, while neutral décor allows for personal styling. This room includes an ensuite shower room for added privacy and convenience.

#### Bedroom 2

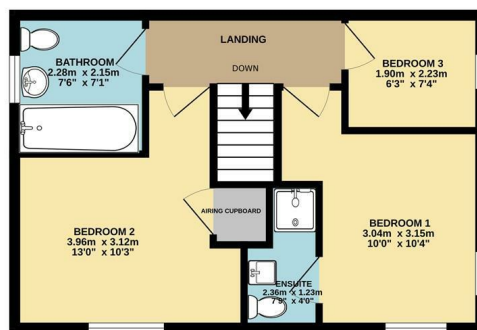
13'0" x 10'3" (3.96m x 3.12m)

Bedroom 2 provides a comfortable double room with space for wardrobes and bedside furniture. A window ensures plenty of natural light, and the neutral colour theme creates a restful environment.

GROUND FLOOR  
39.4 sq.m. (425 sq.ft.) approx.

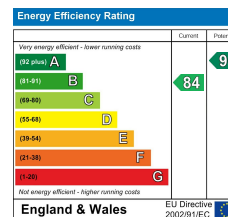


1ST FLOOR  
39.4 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 78.9 sq.m. (849 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 3

6'3" x 7'4" (1.90m x 2.23m)

Bedroom 3 is a smaller, single room with enough space for a bed and storage, suitable as a child's bedroom or study. It has a window that lets in natural light, making it a cosy space.

## Ensuite

7'9" x 4'0" (2.36m x 1.23m)

The ensuite shower room attached to the master bedroom is compact and practical, fitted with a modern shower cubicle, toilet, and pedestal basin. It features neutral tiling that complements the rest of the home's style.

## Rear Garden

This rear garden is fully enclosed and features a well-kept lawn with a paved patio area, ideal for outdoor dining and relaxation. The garden is private and provides a secure space for children and pets, bordered by wooden fencing and featuring a garden shed for storage.

## Front Exterior

The property's front exterior presents a neat brick façade with a classic front door and windows with stone detailing below the sills. Well-maintained shrubbery lines the front, and the house is positioned on a corner plot with a driveway and fencing for privacy.

## General information

EPC: B rated

Total Floor Area: 78.9 sq.m. (849 sq.ft.) approx.

Gas Central heating

uPVC double glazing

Council Tax Band: C - Neddcc

Tenure - Freehold

Loft

## A reservation agreement maybe 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.

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