



39 Woodyard Avenue,
Chesterfield, S41 7WB

OFFERS IN THE REGION OF

£309,950

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WILKINS VARDY

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CONTEMPORARY THREE STOREY FAMILY HOME - BUILT 2022 - TWO BATHROOMS - OFF STREET PARKING

Built in 2022 and benefitting from the remaining term of a 10 year new build warranty, is this stylish semi detached house offering a perfect blend of comfort and contemporary living. The property boasts a generous 1250 sq. ft. of well designed space over three floors, which includes a superb open plan kitchen/dining/living room with sleek modern units and integrated appliances, together with bi-fold doors opening onto the enclosed rear garden. The property also features a ground floor cloaks/WC, a spacious family room, four good sized bedrooms and two well appointed bathrooms.

With off street parking and a landscaped enclosed rear garden, the property is situated just a short distance away from the Train Station and the Town Centre, and is ideally placed for routes into Dronfield, Sheffield and towards the M1 Motorway.

- Three Storey Semi Detached House built in 2022
- Cloaks/WC
- Four Good Sized Double Bedrooms
- Ample Off Street Parking for Three Cars
- Located on the Outskirts of the Town Centre
- Superb Open Plan Kitchen/Living/Dining Room
- Spacious Family Room
- En Suite Shower Room & Family Bathroom
- Low Maintenance Enclosed Rear Garden
- EPC Rating: B

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 116.2 sq.m./1250 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Open Plan Kitchen/Living/Dining Room

25'0 x 16'8 (7.62m x 5.08m)

Kitchen Area

Fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a washer/dryer, fridge/freezer, dishwasher, microwave oven, electric oven and induction hob with stainless steel splashback and extractor hood over.
Tiled floor and downlighting.
A door gives access to a useful built-in under stair store, and a further door opens to a cloaks/WC.

Living/Dining Room Area

A good sized reception area, spanning the full width of the property and having bi-fold doors which overlook and open onto the rear of the property.
Tiled floor.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

On the First Floor

Landing

A staircase from here rises to the Second Floor accommodation.

Family Room

16'8 x 9'1 (5.08m x 2.77m)
A good sized reception room, spanning the full width of the property and having two windows overlooking the rear garden.

Master Bedroom

16'8 x 10'8 (5.08m x 3.25m)

A good sized 'L' shaped double bedroom, having two windows overlooking the front of the property. A door gives access to an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

On the Second Floor

Landing

Having a built-in cupboard which houses the gas boiler.
Loft access hatch to part boarded roof space.

Bedroom Two

12'10 x 9'5 (3.91m x 2.87m)

A good sized rear facing double bedroom.

Bedroom Three

12'2 x 9'6 (3.71m x 2.90m)

A good sized front facing double bedroom, currently used as an office/study.

Bedroom Four

9'1 x 7'3 (2.77m x 2.21m)

A rear facing small double bedroom, currently used as a dressing room.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap and glass shower screen, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

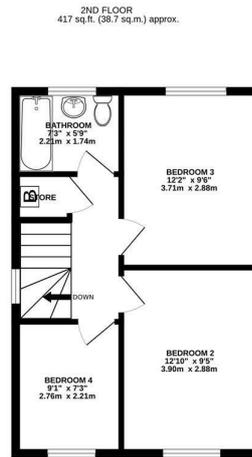
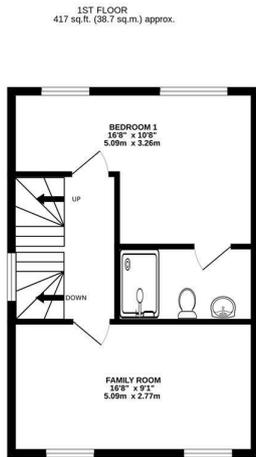
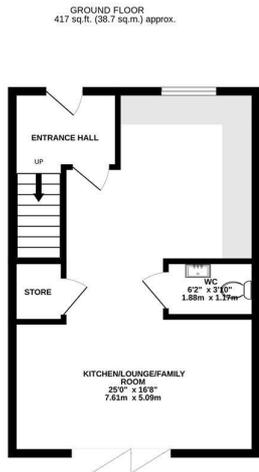
Outside

To the front of the property there is a small lawned garden with shrub beds and a paved path leading up to the front entrance door.

A tarmac driveway to the side provides ample off street parking for three cars.

A gate at the top of the driveway gives access to the enclosed west facing rear garden, which is low maintenance and comprises of a paved patio, decorative gravelled beds, shrubs and additional seating areas. There is also a garden shed. An outside tap, electric point and security lighting are also provided.





TOTAL FLOOR AREA: 1250 sq.ft. (116.2 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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