



## 7 Calver Avenue

North Wingfield, Chesterfield, S42 5WA

We are delighted to present this immaculately presented TWO BEDROOM MODERN TOWNHOUSE which is perfectly suited to first time buyers, small families or investors alike! Situated in this extremely sought after cul de sac which is ideally place for local village amenities that North Wingfield offers, with shops, pubs and restaurants, fabulous green spaces & local walks. You have several highly regarded schools in the area for all ages & excellent transport links, including key commuter & bus routes. Easy access to the M1 motorway and only a short drive into the towns of Clay Cross, Chesterfield and close to the Peak District National Park.

Internally the nicely decorated and presented accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing, offers side entrance hall, cloakroom/WC, superb integrated kitchen, family living room, two first floor bedrooms and luxury family bathroom with 3 piece suite.

Front block paved car standing for 2/3 vehicles. Side access to the enclosed rear gardens with fenced boundaries. Patio and well tended lawns, a perfect setting for family and social outside entertainment. Right of way at the rear is entitled to the neighbour.





**Additional Information**  
Gas Central Heating-Logic Combi boiler with Warranty  
uPVC Double Glazed Windows/facias/soffits  
Security Alarm System  
Gross Internal Floor Area - 52.5 Sq.m / 565.2 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area -Tupton Hall School

### Canopy Porch

### Side Entrance Hall

6" x 3'3" (1.83m x 0.99m)  
Composite entrance door leads into the hallway.

### Cloakroom/WC

5'2" x 3'0" (1.57m x 0.91m)  
Comprising of a 2 piece suite which includes pedestal wash hand basin and low level WC.

### Superb Integrated Kitchen

7'8"x 6'4" (2.34mx 1.93m)

Comprising of a range of White fronted base and wall units with complimentary work surfaces and inset stainless steel sink unit with feature tiled splash backs. Integrated electric oven, gas hob and extractor fan above. Space for washing machine and fridge freezer. Logic Combi boiler.



### Reception Room

16'7" x 9'1" (5.05m x 2.77m)

Attractively presented family living room with front aspect window and laminate flooring. Useful under stairs store cupboard.

### First Floor Landing

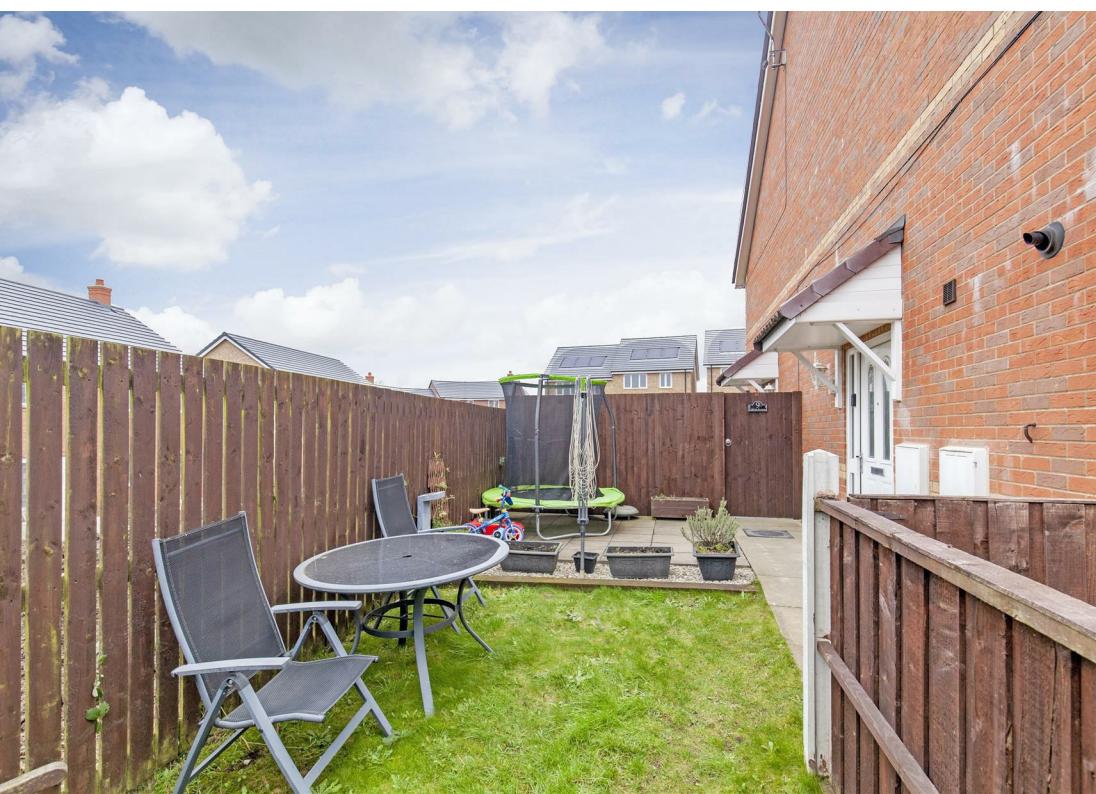
6'8" x 6'0" (2.03m x 1.83m)

Access to the insulated loft space.

### Front Double Bedroom One

10'3" x 10'1" (3.12m x 3.07m)

Main double bedroom with front aspect windows.



## Rear Double Bedroom Two

10'3" x 6'11" (3.12m x 2.11m)

A second versatile bedroom which could also be used for office or home working.

## Luxury Family Bathroom

6'10" x 6'0" (2.08m x 1.83m)

Being partly tiled and comprising of a 3 piece White suite which includes a shower bath with mains shower and shower screen, pedestal wash hand basin and low level WC. Non slip vinyl flooring.

## Outside

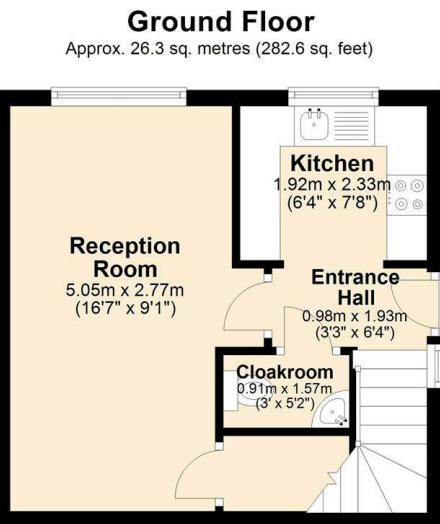
Front block paved car standing for 2/3 vehicles. Side access to the enclosed rear gardens with fenced boundaries. Patio and well tended lawns, a perfect setting for family and social outside entertainment. Right of way at the rear is entitled to the neighbour. Garden shed.

## School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

## Floor Plan



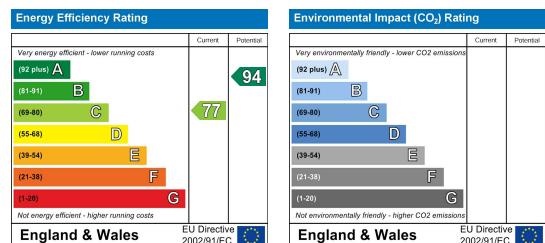
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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, 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.