







North Wingfield Road, Grassmoor,
Chesterfield, Derbyshire, S42

Guide Price: £390,000
Freehold

Reeds Rains

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Council Tax Band: D
EPC Rating: C

**GUIDE PRICE £390,000 TO £400,000
** ROOM FOR ALL THE FAMILY **
Welcome home to this beautifully presented four double bedroom detached family home. Comprising of; porchway, kitchen, inner hallway, lounge/dinner, sunroom, rear reception room, four bedrooms and two shower rooms. Two double bedroom and shower room to ground floor and two double's with shower room to first floor, creating a perfect space for growing families wanting their own living spaces.

Overview
Occupying the corner plot the property offers flexible living and would suit a multitude of buyers.
Perfect for the family who wants enjoy separate living spaces, this family home is big enough for all to enjoy. If you work from home and need office space, if you have a relative who cannot manage stairs and lives with you then this is the perfect property for you.

The property benefits from private, enclosed, low maintenance gardens to the front and rear. There is a garage to the rear which measures 17ft11 x 11ft9 with power and lighting. Situated in the village of Grassmoor which benefits from fantastic commuter links to all major roads and having Chesterfield train station 15 minutes away which has direct links into London. For those who are looking for a property with good school catchments then this is the house for you. There are four nursery and primary schools all within 1.5 miles of the house and all having Ofsted rated Good.

EPC C

Porchway
Porchway entrance to the side of the house with room for storage, giving access throughout to the kitchen.

Kitchen
14'4" x 8'4" (4.37m x 2.54m)
Recently fitted kitchen with a range of wall and base unit with tiled walls and splashbacks. There is an integrated sink with drainer and mixer tap and double glazed window to the side, space for fridge/freezer, wall mounted combi boiler housed in enclosed cupboard. There is a door leading into the inner hallway and a door into the lounge.

Inner Hallway
Having stairs which lead to the first floor and also giving access to the ground floor bedrooms and shower room.

Lounge
8'3" x 18'1" (2.51m x 5.5m)
This large room has so much space on offer and there is plenty of room for free standing furniture. There is a double glazed window to the rear, two wall mounted radiators. Leads through to dining area.

Dining Area
Dining area leading through to the sun room to the rear.

Sun Room
9'8" x 18'1" (2.95m x 5.5m)
Rear reception overlooking the garden with double glazed widow and door to rear garden.

Bedroom
9'5" x9'3" (2.87m x2.82m)
Doubled sized bedroom with double glazed window to the front and a wall mounted radiator

Bedroom
13'6" x 10'5" (4.11m x 3.18m)
Double sized bedroom with double glazed window to the front and a wall mounted radiator

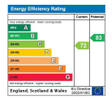
Bedroom
Double sized bedroom to the first floor, double glazed window and radiator.

Bedroom
18'1" x 11';9 (5.5m x 3.35m;9)
Large bedroom to the first floor two wall mounted radiators and two double glazed window. Because the house is sat in an elevated position there are the most stunning views to look at from this bedroom.

Bathroom
This three piece suite comprises of a low level w/c, pedestal sink inset into a vanity unit with cupboards below and single shower enclosure. The room benefits from fully tiled walls, wall mounted radiator and double glazed port hole window to the side,.

Shower Room
First floor shower room.

Garage
17'11" x11'9" (5.46m x3.58m)
Having an up and over to the front, access door to the side and a window to the rear. There is full power and lighting.



For full EPC please contact the branch.

Outside
To the front of the property is a well established, private, low maintenance garden with access to the both sides of the house. The rear is where the off street parking can be found and offers a low maintenance garden. The rear garden enjoys the sun and is the perfect place for alfresco dining.



Total floor area 147.4 sq.m. (1,586 sq.ft.) approx

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All Measurements are Approximate.

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Floorplan Clause
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