



Emes Road, Wingerworth Chesterfield S42 6GS

welcome to

Emes Road, Wingerworth Chesterfield

** Guide Price £280,000 - £290,000 **

Well-presented four-bedroom semi-detached home in the sought-after village of Wingerworth. Offering a spacious lounge, modern dining kitchen, principal bedroom suite with en-suite, driveway parking and an enclosed family-friendly rear garden.

Front Of Property & Driveway

The property enjoys an attractive position within a modern residential development. To the front is a generous driveway and garage providing ample off-road parking, alongside a neat frontage which enhances the property's kerb appeal.

Hall

A welcoming entrance hall providing access to the principal ground floor accommodation. The space benefits from neutral decor, practical flooring and a staircase rising to the first floor.

Downstairs W/C

Conveniently positioned off the hallway, fitted with a low flush WC and wash hand basin, creating an ideal facility for guests and everyday family living.

Kitchen

A stylish and contemporary dining kitchen fitted with a range of modern wall and base units incorporating complementary work surfaces and integrated cooking appliances. There is ample room for a dining table, creating a sociable family hub, whilst windows provide plenty of natural light.

Lounge

A beautifully proportioned reception room spanning the width of the property. Offering an abundance of space for seating and entertaining, the room is flooded with natural light from French doors which open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Stairs / Landing

The first-floor landing provides access to three bedrooms, the family bathroom and staircase rising to the second floor.

Bedroom Two

A spacious double bedroom overlooking the front of the property. Offering plenty of room for freestanding furniture, this is an excellent guest room or teenager's bedroom.

Bedroom Three

Another generous double bedroom enjoying ample natural light and versatile accommodation suitable for a range of uses.

Bedroom Four

A well-proportioned single bedroom, ideal as a child's room but equally suited as a home office, dressing room or hobby space.

Bathroom

A modern family bathroom fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and low flush WC. Finished with contemporary tiling and a bright, fresh feel.

Second-Floor Stairs

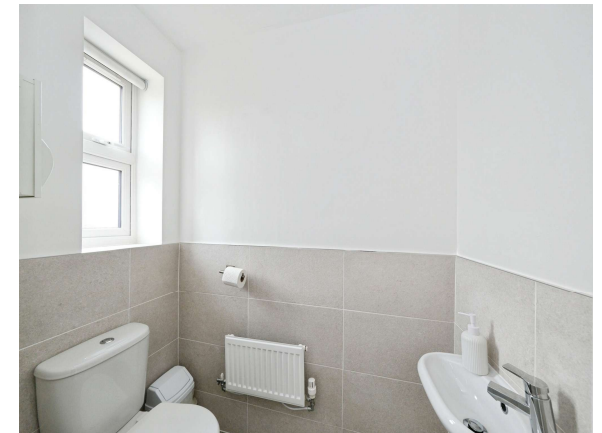
The second-floor landing creates a private approach to the principal suite, enhancing the sense of space and separation from the remaining bedrooms.

Master Bedroom

Occupying the entire top floor, this impressive principal bedroom is a superb retreat. The room offers extensive floor space for a large bed and additional furnishings, enhanced by fitted wardrobes and natural light which creates a bright and airy atmosphere.

En-Suite

A stylish en-suite shower room fitted with a modern shower enclosure, wash hand basin and WC,



providing convenience and privacy for the principal bedroom.

Rear Garden

The enclosed rear garden has been thoughtfully designed for family enjoyment and entertaining. A paved patio provides an excellent seating area for outdoor dining and social gatherings, whilst steps lead up to a substantial lawn enclosed by fencing, creating a safe and enclosed outdoor space.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details



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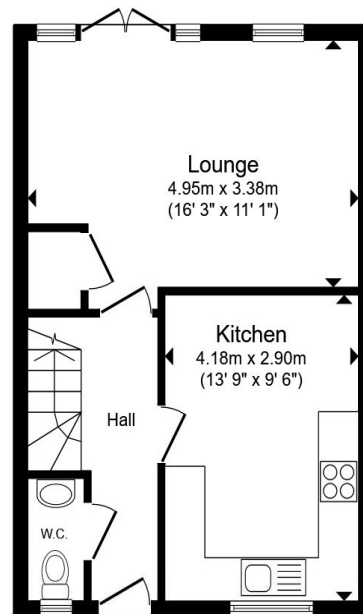
- ** Guide Price £280,000 - £290,000 **
- Council Tax Band - C
- Accommodation Arranged Over Three Floors
- Spacious Lounge With French Doors
- Modern Dining Kitchen

Tenure: Freehold EPC Rating: B

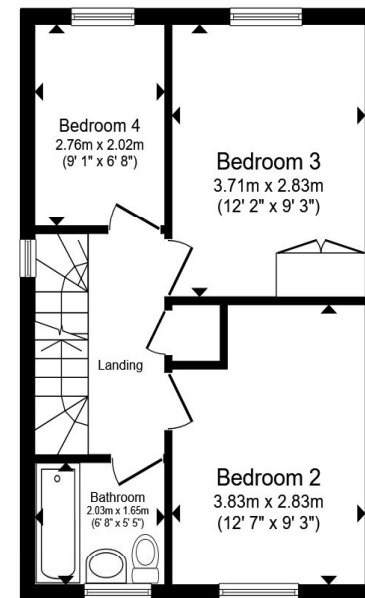
Council Tax Band: C

guide price

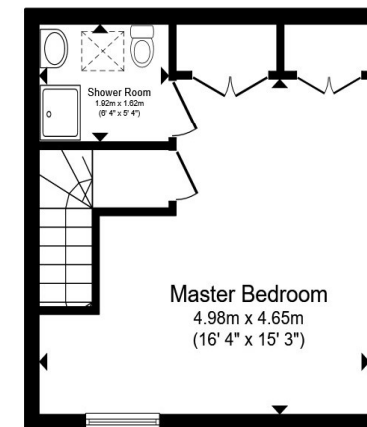
£280,000



Ground Floor



First Floor



Second Floor

Total floor area 118.2 m² (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:

CSF105458 - 0005

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