



## 47 Chesterfield Road, North Wingfield, Chesterfield

- THREE BEDROOMS
- IDEAL FIRST TIME BUYER/ FAMILY HOME
- SPACIOUS GARDEN
- SEMI-DETACHED HOUSE
- GARAGE & GARDEN SHED FOR STORAGE
- VIEW NOW!

**Offers In The Region Of £170,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# THREE BEDROOM SEMI DETACHED HOUSE - IDEAL FIRST TIME BUYER/FAMILY HOME!

North Wingfield is a popular Derbyshire village offering a blend of countryside charm and everyday convenience. With local amenities, schools and leisure facilities nearby, plus easy access to Chesterfield and excellent road links, it provides an attractive setting for families, commuters and those seeking a village lifestyle.

The property is accessed from the rear, with a convenient entrance door providing direct access to the garden. Leading into the property sees an entrance hallways with access to the utility room as well as through to the spacious modern kitchen. This then leads to the comfortable living room, with stairs rising to the first floor.

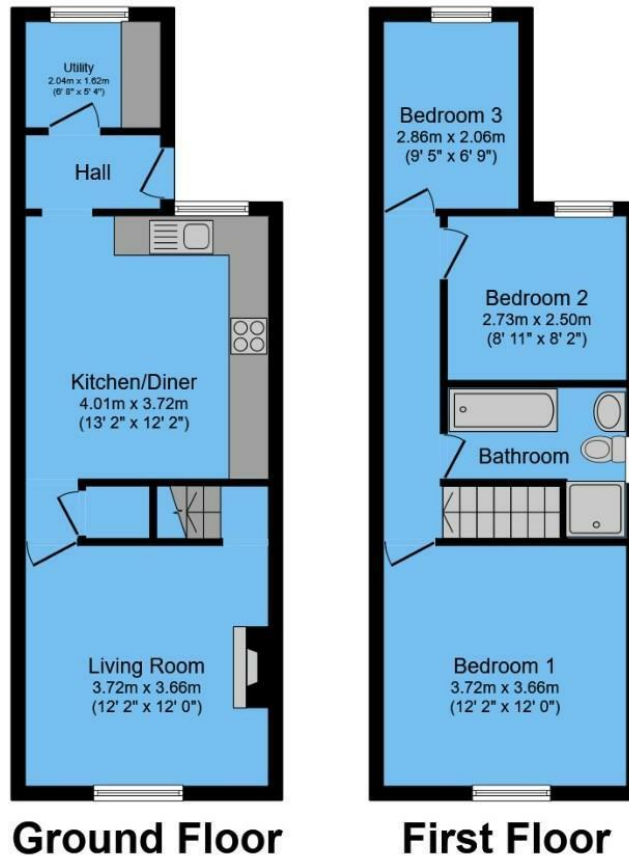
The first floor of the property sees three well proportioned bedrooms, all served by a bathroom with bath separate bath and shower unit (installed in February 2024).

Externally, the property benefits from a spacious rear garden, providing an excellent outdoor space for relaxing, entertaining or family use. A garden shed provides additional storage. The property also benefits from a garage, which offers potential for secure parking, subject to the buyer's storage requirements, or could alternatively provide valuable additional storage space. There is also on-street parking available should the garage be required for storage.

FREEHOLD - COUNCIL TAX BAND A







Total floor area 76.2 sq.m. (821 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).  
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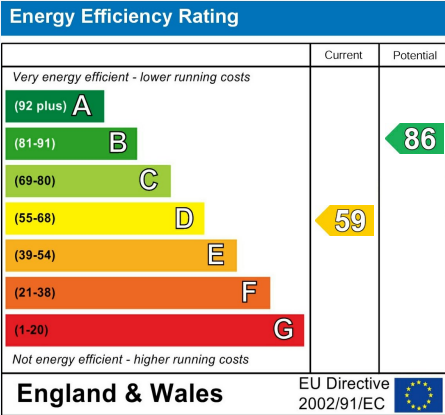
### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
 Tel: 01246 540540 Email: [Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>