



## 1 Heathfield Close, Wingerworth, Chesterfield, S42 6RW

- MODERN DETACHED BUNGALOW
- WARM ROOF CONSERVATORY
- THREE PIECE SUITE BATHROOM
- DETACHED GARAGE AND DRIVE
- CORNER PLOT
- TWO BEDROOMS
- LANDSCAPED REAR GARDEN
- CALL HUNTERS NOW

**Guide Price £270,000 - £280,000**

**HUNTERS®**

HERE TO GET *you* THERE

**\*\*GUIDE PRICE £270,000 - £280,000\*\***

## Superb Two Bedroom Detached Bungalow on Corner Plot – Sought-After Wingerworth Location -OFFERED WITH NO CHAIN

Positioned on a generous corner plot in the highly desirable village of Wingerworth, this beautifully modernised two-bedroom detached bungalow offers stylish, low-maintenance living in a truly superb location.

Just a short, convenient walk from Hunloke Park Primary & Preschool, and with easy access to the M1 via Junction 29, this home is ideally suited to downsizers, small families, or professionals seeking excellent commuter links. Local amenities, welcoming pubs, and scenic country walks are all close by, adding to the appeal of this well-connected and peaceful setting.

Inside, the property features a welcoming front door entrance via a porch leading into the hallway into to a spacious lounge, which benefits from sliding doors that open into a warm roof conservatory—perfect for relaxing throughout the year. The kitchen has been modernised to a high standard, while both bedrooms are generously sized and serviced by a contemporary three-piece bathroom suite.

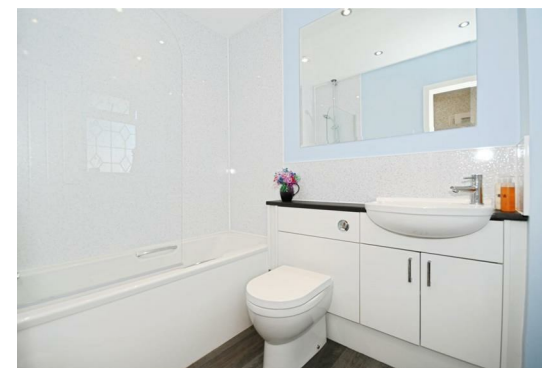
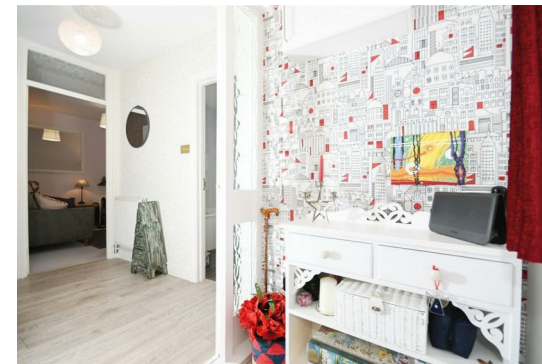
The home is equipped with gas central heating via a combi boiler and uPVC double glazing throughout for comfort and efficiency.

Externally, the rear of the property enjoys a private, landscaped patio garden designed for ease of maintenance and outdoor enjoyment.

Driveway parking is available to the side, along with a detached garage which has a door directly into the back garden. Main steel side hinged doors are 1/3 - 2/3 opening providing additional storage or secure parking. Additional off road parking provided within the side garden by way of a designated carstanding area.

This is a rare opportunity to purchase a well-maintained, move-in-ready bungalow in one of Wingerworth's most sought-after residential areas. Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

Freehold, Tax Band B, EPC Rating D.

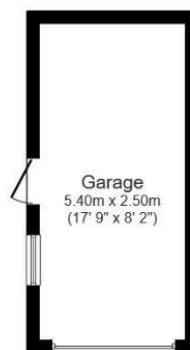






**Floor Plan**

Floor area 67.3 sq.m. (725 sq.ft.)



**Garage**

Floor area 13.5 sq.m. (145 sq.ft.)

Total floor area: 80.8 sq.m. (870 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

## 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.

### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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

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