



2 Wellspring Close, Wingerworth, Chesterfield

- Available for immediate occupancy - FULLY REFURBISHED IN 2025
 - Spacious Lounge, Brand new fitted Kitchen
 - New bathroom in 2025 - corner shower cubicle
- Deluxe Exterior Outbuilding/Annexe - suitable for Home Office or Studio
- Working applicants preferred or guarantor essential
- 1 Bedroom Property - WITH SUPERB HOME OFFICE / STUDIO
 - Fitted Kitchen with fridge, freezer, oven & hob.
 - Plenty of Storage
 - 2 Parking Spaces
- Sorry no pets or smokers please

£800 Per Month

HUNTERS®
HERE TO GET *you* THERE

Available now for immediate occupation!

Located in the vibrant village of Wingerworth just a few miles from Chesterfield town centre & the Peak District is this delightful one-bedroom property on Wellspring Close. Being fully refurbished in 2025 the home offers a perfect blend of modern living and comfort. Only a short drive to local amenities such as Shops, Supermarkets, With local bus routes & suitable access to Chesterfield and the M1.

The property features one well-appointed bedroom upstairs benefiting from a skylight window for plenty of natural light and built in storage in the eaves. With close access to the bedroom, the property also has a fully fitted three piece bathroom, complete with a walk in shower.

The modern kitchen is equipped with a fitted electric oven & hob, fitted fridge and freezer with space for a washing machine or other plumbed white good. The living area offers a spacious open lounge that is open to the kitchen and stairwell.

Additionally, the property comes with a deluxe modern outbuilding - this superb edition to the property adds some essential storage / office / Studio / gym space to any professional tenant.

Sorry no pets or smokers.

Working applicants preferred or guarantor essential.

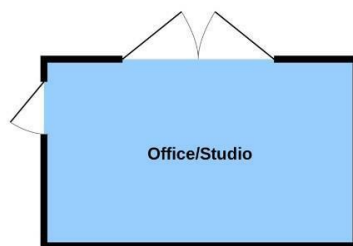
Contact Hunters now to view!

Calls answered 24/7

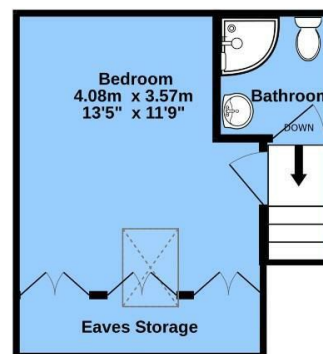




GROUND FLOOR
37.5 sq.m. (403 sq.ft.) approx.



1ST FLOOR
21.4 sq.m. (230 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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