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70 Central Drive, Wingerworth, Chesterfield, S42 6QN

Guide Price £395,000









# 70 Central Drive

Wingerworth, Chesterfield, S42 6QN

- An attractive modern detached family home
- Well-positioned in the heart of a desirable village
- Spacious and beautifully presented accommodation throughout
- Four good sized bedrooms with en-suite to the master
- Driveway parking with a single garage
- No Upward Chain - viewing is essential

\*\*\*GUIDE PRICE £395,000 to £400,000\*\*\*

A modern detached family home situated in one of the town's most sought after villages, set within a very well-proportioned plot providing beautifully presented and spacious accommodation throughout.

A viewing is essential to appreciate the accommodation on offer.



## 70 Central Drive

This stunning modern detached family home provides beautifully presented and spacious accommodation throughout, situated in the heart of the desirable village of Wingerworth in a quiet position close to the park. The village benefits from a range of amenities all within walking distance, and two very well-regarded primary schools.

The accommodation has been finished to a high specification throughout, and provides an excellent degree of flexibility together with added potential to extend the property if desired - subject to obtaining the necessary consents.

The property is set within a well-proportioned plot, with low maintenance gardens to the frontage creating an attractive approach and first impression, with off road parking to the side leading to the single garage, with a delightful secure rear garden.

Available with no upward chain, a viewing is essential to appreciate the accommodation on offer.





### The Accommodation

The property is entered via a welcoming entrance hall, off which there is a ground floor WC facility, and stairs rise to the first-floor landing above.

To the ground floor the property comprises of a spacious bay-windowed living room to the frontage with a media wall incorporating the television and feature fire, flanked with stylish panelling. There is also a study to the frontage, which is currently utilised as a cloakroom having been fitted with quality furniture, but also provides space for a desk if required.

To the rear of the property is a large kitchen diner spanning the full width of the property, providing a spacious heart to the home ideally suited to modern family life. The contemporary and stylish kitchen comprises of a range of integrated appliance including a Neff dishwasher, a Neff electric oven with a complementary Neff induction hob with extractor above. There is a spacious dining area with patio doors opening out to the delightful rear garden.

To the first floor are four well-proportioned double bedrooms - the principle bedroom having en-suite facilities - and the family bathroom off the landing; Bedroom One is a good size double bedroom with an array of high quality built-in wardrobes, and off which is a stylish ensuite shower-room with large walk-in shower with rainfall head, and complementary WC and wash basin.

Bedroom Two provides another well-proportioned double bedroom with a window to the front aspect, Bedroom Three provides a further double bedroom to the rear aspect, and Bedroom Four provides a fourth bedroom that is currently configured as a dressing room but provides a fourth bedroom of good size. The contemporary family bathroom comprises of a bath with shower over, and a modern white WC and matching wash basin.

The property offers opportunity to further extend with the size of the plot if desired subject to obtaining the necessary consents.

### Outside

The property is set within a good size plot on a corner position, with an attractive approach and first impression created with the paved steps and artificial lawn leading to the front door.

To the side of the property is a driveway leading to the single garage, which has been tanked to provide additional accommodation and is currently utilised as a gym, but could be taken further to provide additional accommodation or work from home space if required or desired. There is also an additional parking area to the side to ensure ample parking facility.

To the rear of the property is a well-proportioned, private and secure rear garden, which provides for a tranquil retreat ideal for entertaining or enjoying with the family. The garden has beautifully paved patios in areas following the sun, with an area of decking at the top of the garden, with a central area of lawn ensuring a highly attractive but relatively low maintenance rear garden.

The large plot and space around the property also provides the option to extend if desired, subject to obtaining the relevant consents.

### Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Central heating and hot water is provided by a Glow Worm 18hxi conventional boiler together with an OSO Indirect 210 unvented hot water cylinder.

Total gross internal floor area – 125.8 sq.m./ 1,353.7 sq.ft. approx.

House gross internal floor area – 112.15 sq.m./ 1,207 sq.ft. approx.

Garage gross internal floor area – 56.85 sq.m./ 147 sq.ft. approx.

Council Tax Band – E – North East Derbyshire District Council.

Tenure – We understand the property to be freehold under Title Reference DY420142.

Parking – there is a driveway providing off road parking, leading to a single garage. The single garage has power and light, and has been tanked to be used as a gym.

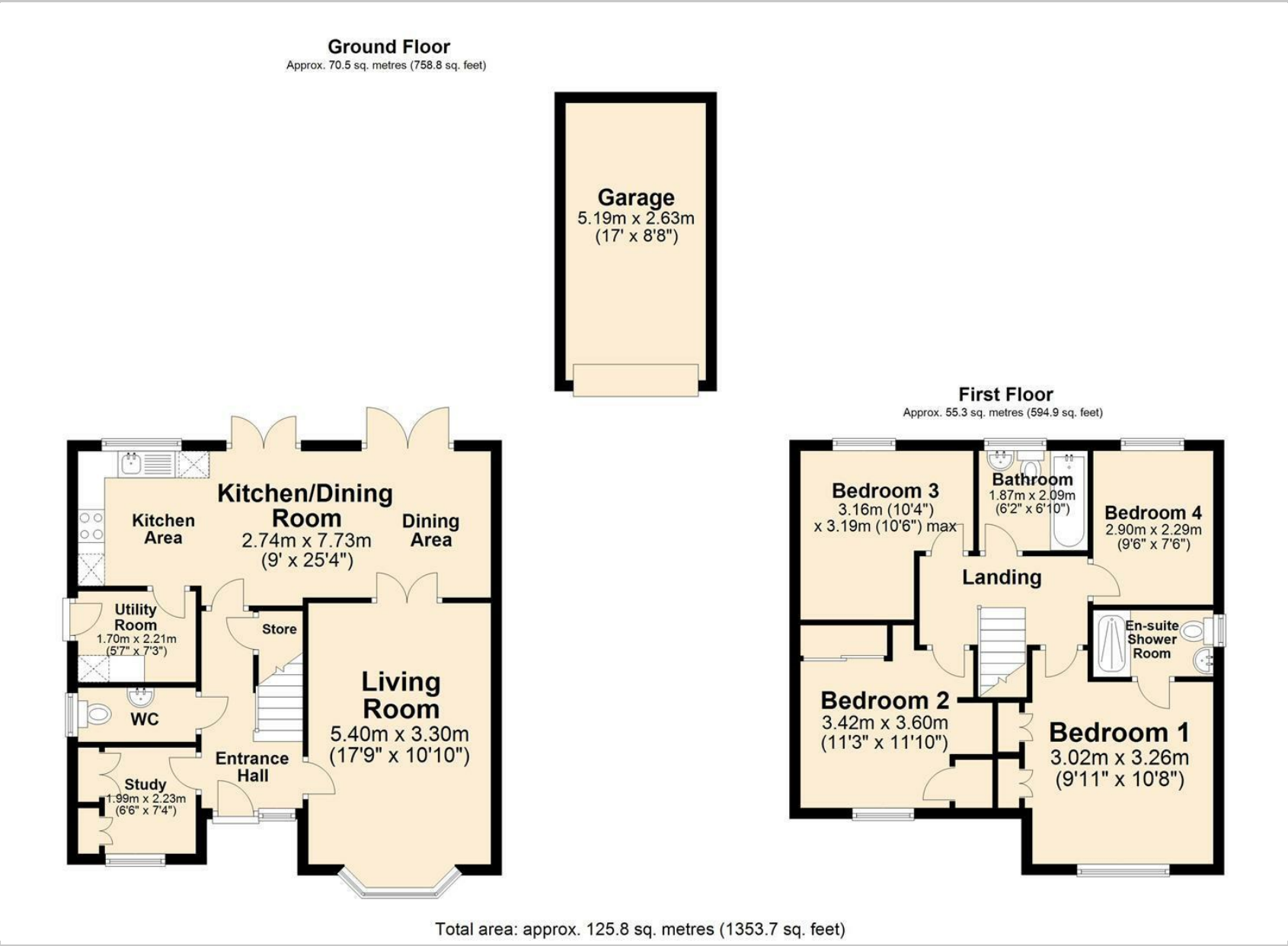
EPC Rating – Band C.







Floor Plans



Location Map



Energy Performance Graph

70, Central Drive Wingerworth CHESTERFIELD S42 6QN		Energy rating <b>C</b>
Valid until 6 October 2026	Certificate number 8126-7620-4919-4736-9902	
Property type		Detached house
Total floor area		110 square metres

**Viewing** Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: [enquiries@bothams.co.uk](mailto:enquiries@bothams.co.uk) <https://www.bothams.co.uk/>

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