



Hornbeam Lane, Wingerworth Chesterfield S42 6FZ

welcome to

Hornbeam Lane, Wingerworth Chesterfield

This Beautifully Presented Four Bedroom Detached Family Home can be found on the popular residential estate of Tilia Homes at Wingerworth. Offering Spacious accommodation throughout with Master Ensuite Bedroom and Downstairs Cloakroom. The property is finished with Gardens, Driveway & Garage.



Entrance Hallway

The access to this lovely home is given from a front facing composite door with complementary side light panel which opens into this welcoming entrance hallway. Laid with a wood effect vinyl flooring and featuring a central heating radiator. Access is given to the ground floor accommodation, whilst the stairs of the home rise to the first floor landing.

Cloakroom

Found off the hallway and a lovely addition to any home is the cloakroom. Fitted with a low flush w.c and a wall mounted hand wash basin with splash back tiling over. Complementary flooring continues from the hallway and a central heating radiator can also be found.

Lounge

13' 11" Max into Bay x 19' 10" (4.24m Max into Bay x 6.05m)

This well appointed double aspect lounge sits to the front of the home and features a full length walk in PVCu double glazed Bay window. A further front facing PVCu double glazed window can also be found, making this lounge bright and airy. The room is finished in contemporary decor and offers two central heating radiators.

Open Plan Kitchen Diner

20' 1" x 11' 2" (6.12m x 3.40m)

Truly the hub of the home and the perfect place for the family. This open plan kitchen/living diner again features a double aspect with a side facing PVCu double glazed window and a front facing full length walk in bay window. PVCu double glazed French doors can also be found which open to the gardens. The kitchen area offers a complementary range of High Gloss wall and base units with contrasting work surfaces with uplifts over and a sunken 1 & 1/2 bowl stainless steel sink and drainer with mixer tap. An electronic hob can be found to the work surfaces with a feature splash back and stainless steel extractor fan over. An integrated dish washer can also be found. The room extends to over space for both family dining and lounge seating, with further units which house the

double eclectic oven and integrated fridge freezer. The room is complemented with a wood effect vinyl floor, spot lighting to the ceiling and a central heating radiator. Whilst access is given to the utility room.

Utility Room

6' 10" x 5' 7" (2.08m x 1.70m)

Complementing the kitchen and again fitted with gloss units and work surfaces. An integrated automatic washing machine and a built in storage cupboard can be found. Whilst the utility is completed with a complementary wood effect vinyl floor and a central heating radiator.

Master Bedroom

14' 5" Into Recess x 11' 5" (4.39m Into Recess x 3.48m)

This well appointed Master Bedroom features a front facing PVCu double glazed window and a central heating radiator. A built in wardrobe to one wall can also be found whilst access is given to the ensuite shower room.

Ensuite Shower Room

Featuring a white three suite, with a low flush w.c, a wall mounted hand wash basin and walk in shower cubicle with electric shower. Completing the room is a complementary part tiling to the wall, a front facing PVCu double glazed obscure window and a heated towel rail, whilst the floor is again finished with a wood effect vinyl.

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

This second double bedroom offers a PVCu double glazed window to the side elevation and a central heating radiator.

Bedroom Three

11' 2" x 10' 1" (3.40m x 3.07m)

A rear facing bedroom featuring a PVCu double glazed window and a central heating radiator.

Bedroom Four

8' 1" x 7' (2.46m x 2.13m)

Completing the bedrooms and featuring a PVCu double glazed window to the side elevation and a central heating radiator.

Bathroom

The main bathroom of the home offers a modern white suite, which comprises of a panelled bath with mixer tap with shower attachment, a wall mounted hand wash basin and a low flush w.c. Finished with a complementary part tiling to the walls and spot lighting to the ceiling. The floor is laid with a complementary wood effect vinyl. Whilst a heated towel rail and a PVCu double glazed obscure window complete the room.

Outside & Exterior

A laid to lawn garden can be found to the side of the house, finished with decorative planted flower and shrub beds which extends round to the front of the home. Parking is offered to the rear of the home, which offers a block paved driveway for a number of cars and gives access to the attached brick built garage. Whilst enclosed gardens are laid mainly to lawn and offer a paved patio offering a lovely place for outside seating.

Brick Garage

This detached brick garage sits to the head of the driveway and offers an up and over manual door, power and lighting. Finished with high level storage above.



view this property online williamhbrown.co.uk/Property/CSF103923



welcome to

Hornbeam Lane, Wingerworth Chesterfield

- Council Tax band: E
- Found on the popular Estate of Tilia Homes in Wingerworth
- Spacious Accommodation Over Two Floors
- Lounge, Open Plan Kitchen Diner, Utility & Cloakroom
- Master Ensuite Bedroom, Three Further Bedrooms and Bathroom
- Enclosed Gardens
- Driveway & Garage.
- Early Viewing Essential

Tenure: Freehold EPC Rating: B

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSF103923



Property Ref:
CSF103923 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk