



**Oak Dene, Oak Crescent, Wingerworth, Chesterfield, S42 6PY**  
**£2000 pcm**

**A spacious five-bedroom property with: large living dining area; office/additional bedroom, fitted kitchen; family bathroom; conservatory; double garage; and two-bedroom detached annex with kitchen, bathroom, and living area.**

Wingerworth is a popular residential area with excellent local amenities including Doctors Surgery, local shops village hall etc. there are two local primary schools both highly regarded with good reputations. The village lies within easy reach of the towns of Chesterfield and Alfreton and the cities of Sheffield, Nottingham and Derby are within commuting distance. There is a good bus service to surrounding towns and J29 M1 motorway is within easy reach (approx 6.5 miles). There is a main line train station in Chesterfield (approx 2.5 miles)

**Tel 01629 760899**

**Mobile 07977 136687**

**[www.sallybotham.co.uk](http://www.sallybotham.co.uk)**

Entering the property via the front door with side panel windows which opens to:

#### **ENTRANCE PORCH**

With tiled floor, letter shelf and panelled door that opens to:

#### **RECEPTION HALLWAY**

Having a staircase with glass banister that rises to the upper floor, the hallway is a spacious area with carpeted floors, central heating radiator with thermostatic valve, and ample space for storage. A 15-pane door opens to:

#### **LIVING ROOM AND DINING AREA**

A spacious room with front aspect double glazed windows, two central heating radiators with thermostatic valves, and a feature exposed-stone fireplace surround which houses the electric fire. The room is lit by ceiling and wall mounted lights and a sliding wooden door gives access to the kitchen. Sliding glass doors open to:

#### **CONSERVATORY**

Having views to the rear garden and the annex, the conservatory has tiled flooring, wall mounted lights and a ceiling fan. Glass doors open onto the garden.

A further 15-pane door from the hallway opens to:

#### **KITCHEN**

With rear aspect double glazed windows, the kitchen is fitted with a range of wall hung and base cupboards and drawers, which are set beneath a marble-effect work surface, set within which is a one and a half bowl stainless sink with drainer and mixer tap. Appliances included are the electric oven and hob, fridge freezer, and dishwasher. The room is illuminated by downlight spotlights and has a wood-effect laminate flooring. A wooden door opens to:

#### **UTILITY/BOOT ROOM**

Having laminate flooring that follows on from the kitchen, and the same work surface and cupboards, the utility room also has a sink and an additional integrated storage space that houses the combination boiler. A rear door leads to outside.

From the hallway, further wooden doors open to:

#### **BEDROOM 5 / OFFICE**

A versatile south-facing, ground floor room that could be used as a home office, additional bedroom, or anything it is needed for. There is a front aspect double glazed window, central heating radiator with thermostatic valve, four-bulb light fitting, and carpeted floors.

#### **BEDROOM 4**

Having a rear aspect double glazed window, fitted wardrobes, drawers and desk, 4 bulb light fitting, central heating radiator with thermostatic valve, and carpeted floor.

#### **FAMILY BATHROOM**

The bathroom has wood effect laminate flooring, a half-tiled wall, and bathroom suite inclusive of: WC; bath; wash hand basin; and built in shower cubicle. There is an airing cupboard that houses the water tank along with slatted shelf storage, front and side aspect windows, and central heating radiator with thermostatic valve.

The staircase from reception hallway rises to:

#### **FIRST FLOOR LANDING**

With glass banister along the landing, Velux windows and storage cupboards, the landing has four wooden doors that lead to:

#### **BEDROOM 3**

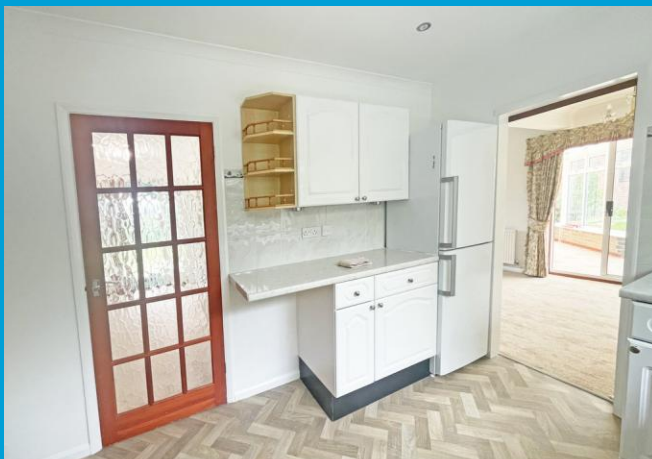
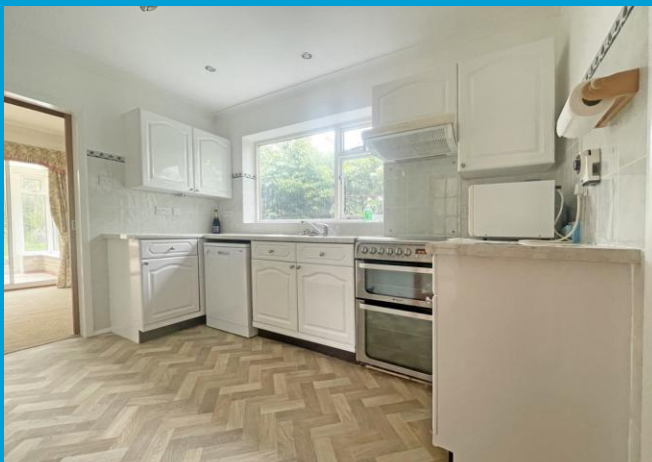
Having front aspect double glazed windows with fitted blind, three bulb light fitting and, central heating radiator with thermostatic valve.

#### **BEDROOM 2**

With a 3-bulb ceiling light fitting and multiple wall mounted lights, carpeted floors, front aspect double glazed window with fitted blind, and central heating radiator with thermostatic valve. The room is shaped into the roof, and has a wardrobe, desk, and drawers. A panelled door opens to:







### **ENSUITE**

Having tiled walls and wood-effect laminate flooring, the ensuite offers a bathroom suite, including a built-in shower cubicle, WC, and wash hand basin. There is also a side aspect doubled glazed privacy glass window, storage cupboards, and ladder-style towel radiator.

### **UPSTAIRS WC**

The upstairs WC has tiled wall, wood-effect laminate flooring, and a Velux window. There is a central heating radiator with thermostatic valve, wall hung wash hand basin, and mirror.

### **BEDROOM 1**

The spacious room has front aspect double glazed window with fitted blind, carpeted floor, 4-bulb light fitting, integrated storage cupboards, and central heating radiator with thermostatic valve.

### **EXTERIOR**

To the front of the property, there is an electric gate to enter the property and a driveway leading up to the double garage. There is a large area of lawn surrounded by a stone wall and shrubbery, making it private.

To the right side of the property, there is further lawn with patio space, which could be used for garden furniture.

To the rear is a path, leading to the double garage and access to the house.

To the left of the property is further garden space and **IVY COTTAGE**:

**A detached 2-bedroom self-contained annex, with kitchen, bathroom, living area, and ensuite.**

Entering the cottage via a wooden door with obscured glass to **ENTRANCE HALL** which has a wooden door that leads to:

### **BATHROOM**

Having obscured glass window, airing cupboard, and central heating radiator with thermostatic valve, the bathroom suite consists of WC, wash hand basin, and a bath with shower over and glass shower screen.

From the hallway, a sliding wood door opens to:

### **KITCHEN**

With wall hung and under counter cupboards and drawers and sink and drainer set into the marble effect counter, the kitchen has a side aspect double glazed window, central heating radiator with thermostatic valve, and houses the combination boiler.

Appliances included are washing machine, and integrated hob and oven.

A 6-pane white door from the hallway opens to:

### **LOUNGE DINER**

A good-sized living area with ample space for sofa and dining table, the floor is carpeted, with central heating radiator with thermostatic valve and feature fireplace.

There is a double-glazed window and glass patio doors that open to the garden.

Two doors lead to:

### **BEDROOM 1**

With double glazed window, and central heating radiator with thermostatic valve, the room has space for furniture. A wooden door leads to ENSUITE which has obscured glass window and WC.

### **BEDROOM 2/OFFICE**

Having a double glazed window and central heating radiator with thermostatic valve, the room has space for a single bed or office furniture.

### **Directions**

Leaving Chesterfield along the A61 towards Derby after passing the filling station at Birdholme take the third turn right into Longedge Lane. Follow the road and take the sixth left turn onto Allendale Road. You can then take the first or second left turn onto Oak Crescent, and Oakdene is in the right corner of the horseshoe.



#### SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed please go to

<https://checker.ofcom.gov.uk/en-gb/broadband-coverage>

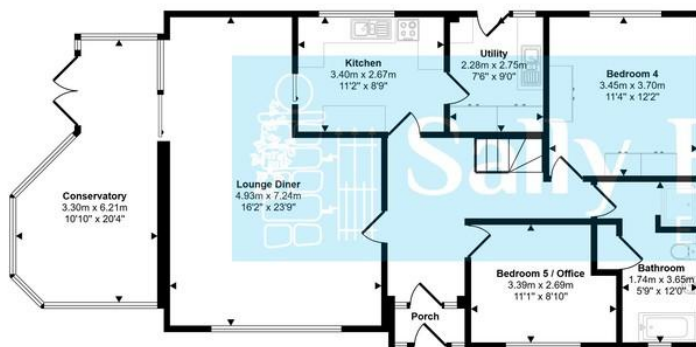
For Mobile Phone coverage please go to

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer** All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Approx Gross Internal Area  
177 sq m / 1904 sq ft



Ground Floor  
Approx 109 sq m / 1176 sq ft

Denotes head height below 1.5m



First Floor  
Approx 68 sq m / 728 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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