



**Longedge Lane, Wingerworth, Chesterfield, Derbyshire S42 6PB**

 4  3  2  EPC

**£825,000**

**PINEWOOD**



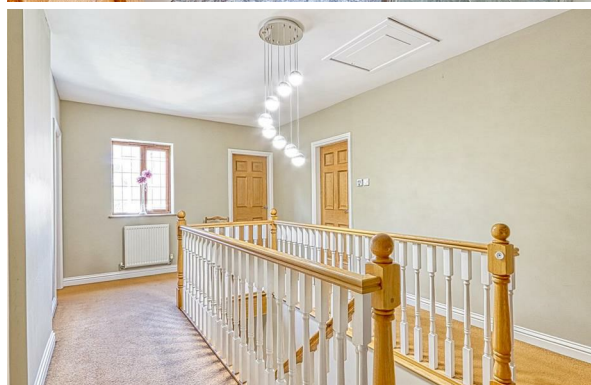
# Longedge Lane Wingerworth Chesterfield Derbyshire S42 6PB



**£825,000**

**4 bedrooms  
3 bathrooms  
2 receptions**

- No Chain - Sought After Village Location
  - Four Double Bedrooms
  - Generous Plot - approx. 0.58 Acres
- Driveway Parking for Several Cars and Two Double Garages one with Electric Door
  - Immaculately Presented Family Home
  - Planning Permission for Self Contained Annexe
  - Ground Floor Shower Room, Laundry and Multi Use Room
  - Lounge and Sitting Room/Snug with Log Burner
  - Ensuite Shower Room and Dressing Room to Principal Bedroom
  - Gas Central Heating, uPVC Double Glazing and Council Tax Band D





**\*\*EXTENDED AND UPGRADED FAMILY HOME SUPERBLY SITED IN APPROX. 0.58 ACRES\*\* PLANNING PERMISSION FOR A SELF-CONTAINED ANNEXE\*\* NEW DECOR INTERNALLY AND EXTERNALLY\*\* NEW COMBI BOILER\*\***

NO CHAIN\*\*FAMILY HOME SUPERBLY UPGRADED AND EXTENDED TO A VERY HIGH STANDARD\*\* SOUGHT AFTER VILLAGE LOCATION\*\* FAR REACHING COUNTRYSIDE VIEWS\*\* Located on this sought-after area of Wingerworth. This village has it all! Well-regarded schools, village parks, doctors, chemist, independent restaurant, convenience shops, two local pubs/restaurants, beautiful walks on the Avenue Washlands Nature Reserve, Chartwell Woods, Smithy Pond and Stubbing Court Pond and near to the fantastic Hunlocke Arms pub/restaurant! Only a short drive on the towns of Clay Cross and Chesterfield via the A61 and easy access to the M1 Motorway, many bus routes run through the village to the surrounding areas and on the edge of the Peak District National Park too! This stunning extended and upgraded FOUR double bedroom detached family home sits on approx. 0.58 acres and is beautifully presented with high quality fixtures and fittings throughout, the property provides flexible accommodation set across two levels and includes planning permission for a self-contained annex where the original garage is situated. Briefly the downstairs of the property comprises an entrance hall, snug/sitting room, separate lounge, kitchen diner/family room, laundry room, office/multi-use room and ground floor shower room. To the first floor is the family bathroom with shower enclosure and free-standing bath, galleried landing, four double bedrooms, the principal having a dressing area and ensuite shower room. To the front is an extensive gravelled gated driveway for up to ten vehicles, two double garages and to the rear is an extensive south-east facing private garden with terraced seating area, fountain, patio, lawn, mature fruit trees and shed. uPVC Double Glazing and Gas Central Heating.

**THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED!**

**ENTRANCE HALLWAY/STAIRS AND GALLERIED LANDING**

The property is entered through the uPVC door into the hallway with stairs rising to the first floor having bespoke fitted push close drawers and cupboards under, with Amtico flooring, painted décor, radiator, two uPVC windows and access into the lounge, snug/sitting room and kitchen diner. With solid wood stairs and balustrade the stairs lead to a galleried landing with loft access, neutral carpet, painted décor, two radiators and two uPVC windows.

**KITCHEN DINER/FAMILY ROOM**

28'10" x 15'0" (8.79 x 4.58)

This stunning and well-equipped and appointed kitchen diner/family room has a lovely space for eating and relaxing or entertaining as a family with uPVC French doors leading out to the rear garden, with a great range of wall and base units with a granite worktop/upstands incorporating an inset sink with chrome mixer tap, five-ring gas burner hob and extractor, double oven and dishwasher. With a four-seater island breakfast bar with cupboards, tiled sill, painted décor, Amtico flooring, inset spotlights, uPVC window, three radiators and an additional external uPVC door to the side of the property.

**LOUNGE**

17'3" x 14'9" (5.27 x 4.50)

The separate dual aspect lounge has a brick built inglenook fireplace, painted décor, two radiators and two uPVC windows letting on lots of light.

**SNUG/SITTING ROOM**

14'9" x 11'9" (4.52 x 3.60)

The snug/sitting room is also dual aspect with a brick built inglenook fireplace and log burner, neutral carpet, three uPVC windows, radiator, painted décor and double doors lead into the kitchen diner/family room.

**GROUND FLOOR SHOWER ROOM**

7'3" x 5'7" (2.23 x 1.72)

The ground floor shower room has a white suite comprising of a shower cubicle, low flush w.c. and a pedestal hand basin with chrome mixer tap. Being part tiled and part painted décor to the walls, tiled effect laminated flooring, radiator, built-in storage cupboard and uPVC window. The new combi boiler is located in here.

**LAUNDRY ROOM**

7'5" x 6'4" (2.28 x 1.94)

The laundry room off the kitchen diner gives access to the ground floor shower room and has an eternal uPVC side door, with tiled effect laminated flooring, neutral painted décor, laminated worktop and a radiator.

**OFFICE - MULTI USE ROOM**

14'9" x 6'6" (4.50 x 1.99)

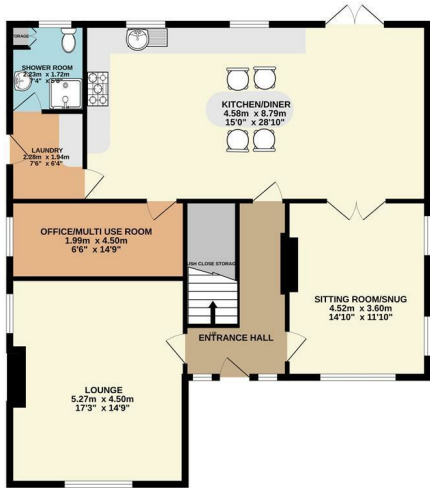
This room is currently being used as an office but could be easily used as a gym, play room, yoga room etc with neutral painted décor, radiator, uPVC window and neutral carpet.

**FAMILY BATHROOM**

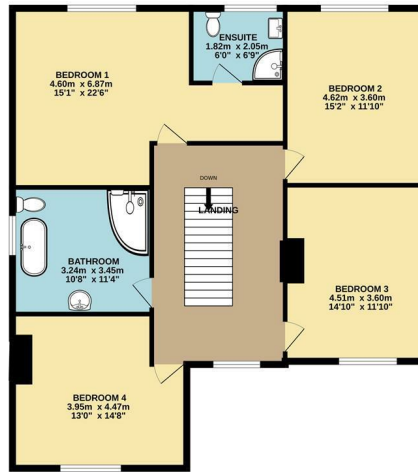
11'3" x 10'7" (3.45 x 3.24)

The part tiled luxury family bathroom has a white suite comprising of a freestanding bath with chrome taps, pedestal hand basin with chrome mixer tap, low flush w.c. and a walk-in shower enclosure and chrome electric shower. With tiled flooring and underfloor heating, radiator and additional chrome shaped towel radiator and uPVC window.

GROUND FLOOR  
108.3 sq.m. (1166 sq.ft.) approx.



1ST FLOOR  
107.1 sq.m. (1153 sq.ft.) approx.



TOTAL FLOOR AREA: 215.4 sq.m. (2318 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac C1023

**BEDROOM ONE**  
22'6" x 15'1" (6.87 x 4.60)

The fantastic principal double bedroom has a dressing area with space for a dressing table and wardrobes, access into the ensuite shower room and beautiful views over the garden and beyond. With neutral carpet, neutral painted décor, two radiators and uPVC window.

**ENSUITE SHOWER ROOM**  
6'8" x 5'11" (2.05 x 1.82)

The part tiled ensuite shower room has a white suite comprising of a low flush w.c, ceramic sink set into a vanity unit with chrome mixer tap and a corner shower cubicle with decorative tiles and a chrome electric shower. With Kardean flooring, wall mounted chrome radiator, extractor and uPVC window.

**BEDROOM TWO**  
15'1" x 11'9" (4.62 x 3.60)

This double bedroom to the rear aspect has neutral carpet and painted décor, radiator and uPVC window.

**BEDROOM THREE**  
14'9" x 11'9" (4.51 x 3.60)

This double bedroom to the front aspect has a uPVC window, painted décor, carpet and radiator.

**BEDROOM FOUR**  
14'7" x 12'11" (4.47 x 3.95)

This double bedroom to the front aspect has neutral carpet, painted décor, radiator and uPVC window.

**NEW DETACHED GARAGE**  
18'0" x 19'2" (5.49 x 5.85)

This is a double detached brick built garage with mezzanine floor and being attached to the main drains has electric up over door, power and lighting.

**GARAGE**  
24'5" x 13'1" (7.46 x 4.01)

This double garage has lighting and power with up and over door. With planning permission to be converted to a self contained annexe.

**OUTSIDE**

To the front of the property is an extensive gravelled driveway for up to ten vehicles, with electric wrought iron gates, cctv cameras and access into both garages, to the rear is fantastic long private garden with new terraced patio seating area with glass balustrade, great area to enjoy the views! with a feature fountain, mature fruit trees, lawn, shed, well stocked flower beds and hedges.

**GENERAL INFORMATION**

LOFT PARTIALLY BOARDED, LIGHTING AND POWER  
TOTAL FLOOR AREA: 2318.00 sq ft / 215.40 sq m

TENURE: FREEHOLD

EPC RATING: TBC

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING: COMBI BOILER FITTED JULY 2022 (9 YEARS PARTS AND LABOUR WARRANTY REMAINING)

ALARM AND CCTV CAMERAS

**DISCLAIMER**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

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PINEWOOD