



Wirral Way, Longedge Lane, Wingerworth, Chesterfield, Derbyshire S42 6PB

6 4 EPC C

£735,000

PINWOOD



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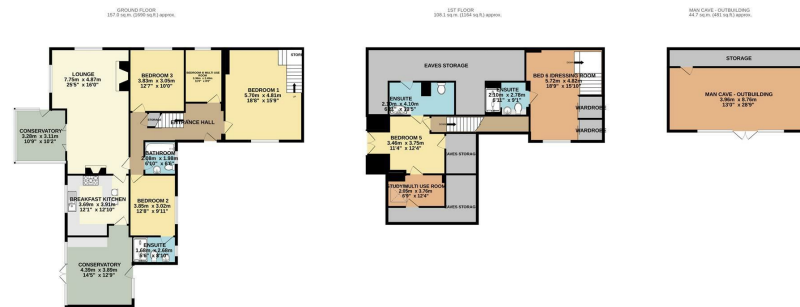


£735,000

**6 bedrooms
4 bathrooms
3 receptions**

- Stunning Upgraded and Extended Five/Six Bed Detached Dorma Bungalow - 0.24 Acre Plot
 - Versatile Contemporary Styled Family Sized Accommodation
- Fantastic Detached Purpose Built Man Cave with Lighting and Power - Perfect for Entertaining
 - Two Conservatories, Three En Suite Shower Rooms & Modern Family Bathroom
- Master Suite with Dressing Room, Reading Area and En suite Shower Room
 - Grand Dual Aspect Lounge with Open Fireplace and Log Burner
 - Superb Well Equipped Black Gloss Kitchen with Breakfast Bar
 - Far Reaching Countryside Views Across the Nature Reserve
 - Gated Driveway Parking for Several Cars
- Private Secluded Position on a Sought After Lane in the Village of Wingerworth





TOTAL FLOOR AREA: 264.1 sq.m. (2843 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information 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 Hwregyn 10/2013



STUNNING COUNTRYSIDE VIEWS**DECEPTIVELY VAST**PINEWOOD Properties are delighted to offer "Wirral Way" a superbly presented, upgraded and newly decorated FIVE/SIX BED DETACHED DORMER BUNGALOW offering contemporary styled and versatile accommodation. Enjoying a private plot extending to ¼ acre with far reaching countryside views in this sought after village of WINGERWORTH which has schools, parks, doctors, chemist, independent restaurant, convenience shops, three local pubs/restaurants, Washlands Nature Reserve, Chartwell Woods, Smithy Pond and Stubbing Court Pond. Close to main commuter routes, M1 motorway, the towns of Clay Cross and Chesterfield via the A61 are close by, many bus routes run through the village and on the edge of the Peak District National Park too! The ground floor accommodation comprises welcoming entrance hall with sitting/reading area and under stairs store, multi use room (Double Bedroom Four), generous Lounge, stylish well equipped Breakfast Kitchen with a whole host of integrated appliances, two Conservatories, Bedroom Two with luxury Ensuite Shower Room and contemporary family bathroom, completing this floor is the stunning Master bedroom currently being used as a duplex suite, stairs rise to the first floor to the spacious Dressing Room (Bedroom Six) with eaves storage and elegant En-Suite Shower Room. Further accommodation comprises double bedroom five with Juliet balcony and views across the rear garden and the nature reserve, study is off this bedroom and stylish ensuite shower room which has access to another eaves storage area. To the front wrought iron gates open up to a driveway providing parking for several cars. The generous well established enclosed east facing landscaped garden has a raised decked area with glass balustrade and storage under, steps down to a lawn with feature rockery, planted borders with shrubs and trees. Here is the fantastic Man cave perfect for entertaining! uPVC Double Glazing, Gas Central Heating.

ENTRANCE HALL

The property is entered through the composite door, with natural wood flooring and staircase rising up to on side of the first floor accommodation, painted décor, understairs storage, sitting/reading area and radiator.

BEDROOM FOUR - GROUND FLOOR

11'0" x 8'0" (3.36 x 2.45m)

A good sized double bedroom/multi use room with white painted décor, radiator, LED spotlights, parquet style flooring and uPVC window.

BEDROOM THREE - GROUND FLOOR

12'7" x 10'0" (3.86m x 3.05m)

This double bedroom/multi use room is currently used as a nursery has carpet, white painted décor, LED spotlights, radiator and uPVC window.

BEDROOM TWO - GROUND FLOOR

12'7" x 9'10" (3.85 x 3.02)

This double bedroom has carpet, painted decor, radiator, uPVC window and access to the ensuite shower room.

ENSUITE SHOWER ROOM - OFF BEDROOM TWO

8'9" x 5'6" (2.68 x 1.68)

Being fully tiled and containing a white three piece suite comprising of a double walk-in shower enclosure with rain head shower, wall hung wash hand basin with chrome mixer tap and low flush WC. Wall mounted chrome heated towel rail, tiled flooring with underfloor heating and LED spotlights to the ceiling.

FAMILY BATHROOM - GROUND FLOOR

6'9" x 6'5" (2.08 x 1.98)

Being fully tiled and containing a white three piece suite comprising of a bath with glass shower screen and chrome rain head shower over, ceramic wash hand basin with mixer tap set onto a gloss vanity unit and low flush WC With decorative chrome heated towel rail, uPVC frosted window and LED spotlights.

LOUNGE

25'5" x 15'11" (7.75 x 4.87)

A most generous dual aspect reception room having a feature brick inglenook fireplace with wood burner and a second ornamental fireplace. With oak flooring, painted décor, two radiators, two uPVC windows and LED spotlights to the ceiling, Oak French doors open and give access into a conservatory.

CONSERVATORY OFF LOUNGE

10'9" x 10'2" (3.28m x 3.11m)

A lovely conservatory overlooking the gardens and having a door giving access onto the rear garden. With carpet and built in storage/bookcase.

BREAKFAST KITCHEN

12'9" x 12'11" (3.91m x 3.69m)

Being part tiled in black slate and fitted with a range of black hi-gloss wall, drawer and base units with LED plinth lighting, granite work surfaces, upstands, breakfast bar and an inset 1½ bowl sink with pull out mixer tap. Integrated appliances include a dishwasher, microwave, electric double oven and 5-ring gas hob with extractor over, microwave and American style fridge freezer (available by separate negotiation) Wood effect tiled flooring, uPVC window, painted decor and LED spotlights to the ceiling. A door leads through to the ...

BRICK BUILT CONSERVATORY OFF KITCHEN

14'4" x 12'9" (4.39m x 3.89m)

Currently used as a Dining Room, being fitted with a range of black hi-gloss base units with complimentary work surface and upstand. Space and plumbing is provided for a washing machine and there is space for a tumble dryer. With wood effect tiled flooring, painted decor, uPVC French doors open and give access onto the rear decking and a further uPVC door gives access onto the front of the property.

BEDROOM ONE - GROUND FLOOR

18'8" x 15'9" (5.70 x 4.81)

A most spacious principal bedroom with natural wood flooring, LED spotlights to the ceiling and useful built-in under stair storage cupboard. With painted decor, radiator and uPVC window. A feature glass/steel balustrade staircase rises up to the dressing room/bedroom six.

DRESSING ROOM/BEDROOM SIX - FIRST FLOOR

18'9" x 15'9" (5.72m x 4.82m)

A versatile room, currently used as a Dressing Room, this would also make a perfect gym or yoga room! Having a range of fitted wardrobes with mirror sliding doors, chill out/reading area, painted decor, uPVC window, LED spotlights to the ceiling. A door gives access to the ...

ENSUITE- FIRST FLOOR - OFF DRESSING ROOM

9'1" x 6'10" (2.78 x 2.10)

Being part tiled and part painted decor to the walls, tiled flooring and containing a contemporary white 3-piece suite comprising of a walk-in double shower enclosure with chrome rain head shower, low flush w.c, ceramic sink wet into a white vanity unit with chrome mixer tap, decorative old style heated towel rail and LED downlighting to the ceiling.

BEDROOM FIVE

12'3" x 11'4" (3.75 x 3.46)

This double bedroom to the first floor has Juliet balcony looking out to the rear garden, painted decor, carpet, radiator, eaves storage and access into the ensuite shower room

STUDY - FIRST FLOOR

12'4" x 6'8" (3.76 x 2.05)

A versatile room with velux window, eaves storage, painted decor, carpet and radiator.

ENSUITE SHOWER ROOM OFF BEDROOM FIVE

13'5" x 6'10" (4.10 x 2.10)

This generous stylish ensuite has recently been fitted by the current owners, with tiled flooring, low flush w.c, corner shower cubicle with chrome rain head shower, tiled flooring, painted decor, wall mounted chrome towel radiator and access to the spacious eaves storage.

OUTSIDE

The wrought iron gates to the front of the property open up onto a driveway providing parking for several cars. There are also raised mature flower beds. The generous enclosed east facing landscaped rear garden comprises of a large composite decked area with lovely views, glass balustrade and log storage under, with steps down to a lawn with feature rockery, planted borders with shrubs, pagoda, Japanese acers and trees. The man cave is the perfect place for entertaining with lighting and power. The garden has direct access to derby road and has potential to be developed in the future. (sstc)

MAN CAVE/OFFICE

28'8" x 12'11" (8.76 x 3.96)

This fantastic detached purpose built versatile outbuilding has over 1152 sq ft/107.0 sq m of entertaining space, with lighting and power this could be used for a variety if uses such as office, gym, garden room, play room, yoga room, or maybe if you work from home a beauty/ nail salon or dog grooming parlour! Currently this is used as a man cave with has astro turf, painted décor, five way folding aluminium doors, decorative lighting to the ceiling with a large storage area to the rear.

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

GENERAL INFORMATION

Gas central heating - Combi Boiler

uPVC double glazed windows and doors

Oak internal doors throughout

Gross internal floor area - 264.10 sq m / 2842.00 sq.ft. (Including eaves storage/excluding man cave/outbuilding)

Floor Area: Man Cave: 107.0 sq m / 1152.00 sq ft

Council Tax Band - E

EPC Rating C

Eaves Storage: Lighting, Power and Fully Boarded

Garden Annexe/Man Cave Included

Shed included in the sale

Playhouse by separate negotiation

Secondary School Catchment Area - Tupton Hall School

RESERVATION AGREEMENT

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.