



South Bank, Derby Road, Wingerworth, Chesterfield, Derbyshire S42 6NF

 **4**  **1**  **2**  **EPC E**

£475,000

P I N E W O O D



**South Bank
Derby Road
Wingerworth
Chesterfield
Derbyshire
S42 6NF**

£475,000

**4 bedrooms
1 bathroom
2 receptions**

- VILLAGE LOCATION - SET IN A SECLUDED PRIVATE PLOT EXTENDING TO 0.3 ACRES
- TWO SINGLE GARAGES AND GATED DRIVEWAY PARKING FOR SEVERAL CARS TO THE FRONT AND ONE TO THE REAR
- SOUTH FACING EXTENSIVE FRONT GARDEN WITH MANICURED LAWN, MATURE BORDERS, TREES AND PATIO OVERLOOKING THE GARDEN
 - WELL EQUIPPED KITCHEN OPEN PLAN TO THE FAMILY/SITTING ROOM
- UTILITY ROOM WITH WC - IDEAL TO BE CONVERTED TO A FOURTH BEDROOM
 - MODERN BATHROOM WITH SHAPED BATH WITH SHOWER OVER
 - SIZEABLE LOUNGE DINER WITH FEATURE FIREPLACE - LARGE CONSERVATORY OVERLOOKING THE GARDENS
- UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND E
- SET BACK FROM A MAIN COMMUTER ROUTE, BUS ROUTE AND EASY ACCESS TO THE TOWNS OF CHESTERFIELD AND CLAY CROSS
 - ONLY A SHORT DRIVE TO THE PEAK DISTRICT NATIONAL PARK



PINEWOOD

FANTASTIC DECEPTIVELY SPACIOUS THREE/FOUR BED DETACHED BUNGALOW WITH VERSATILE ACCOMMODATION IN AN ELEVATED POSITION AND GENEROUS PLOT

SOUGHT AFTER VILLAGE LOCATION**Pinewood Properties are delighted to offer this STUNNING deceptively spacious Three/Four bed detached family bungalow set in an elevated, generous, secluded plot of approx. 0.3 acres with such versatile accommodation in the sought after village location of WINGERWORTH on the edge of Chesterfield. 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 Hunloke Arms pub/restaurant! Only a short drive on the towns of Clay Cross and Chesterfield 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. The accommodation offers a well equipped kitchen being open plan to the sitting room, which could be easily used as a family or dining room, spacious lounge opening to the conservatory, family bathroom with white suite and spa bath, two double bedrooms and a single, all with built in wardrobes, inner hallway, front and rear porches, ground floor w.c and a utility room which could be used as a fourth bedroom, play room or workspace? To the front the property is set back from the road via a gated driveway which provides ample parking and leads up to the single undercroft garage, the front has well established hedges to the boundary offering privacy. There is a raised patio which offers views over the lawn area. To the rear is a fully enclosed easily maintained courtyard with additional driveway and single detached garage. This property must be viewed to appreciate the versatile accommodation on offer. uPVC Double Glazing and Gas Central Heating.

FRONT PORCH

5'9" x 3'7" (1.76 x 1.10)

The property is entered into the porch via the uPVC door, with glazed panels.

ENTRANCE HALL

A door leads into the spacious entrance hallway with carpet, coving, radiator, telephone point, loft access, ceiling and wall lights.

LOUNGE DINER

25'10" x 13'8" (7.89 x 4.19)

The fantastic lounge diner is an exceptionally light room with views over the front patio and gardens, imposing feature fireplace with tiled hearth and brick surround, carpet, two radiators, cornice and decorative panels, wall and ceiling lights and t.v aerial point.

CONSERVATORY

11'9" x 10'2" (3.59 x 3.12)

The spacious uPVC conservatory has lovely views over the front gardens, with polycarbonate roof with openings and uPVC French doors opening out to the front patio area.

KITCHEN

13'3" x 13'1" (4.06 x 3.99)

The kitchen is open plan to the sitting/dining room with views over the rear patio, having a good range of light wood wall and base units with a complimentary timber edged worktop and tiled splashbacks, incorporating a 1 1/2 bowl sink with mixer tap, Belling five ring gas hob with extractor, integrated fridge, freezer and dishwasher.

REAR PORCH

4'6" x 4'0" (1.39 x 1.22)

A door leads out to the rear patio area.

SITTING ROOM - MULTI USE ROOM

10'8" x 9'9" (3.26 x 2.98)

Being a versatile space and open plan to the kitchen, this room is currently being used as an additional sitting room but could easily be used as a family or dining area.

UTILITY ROOM - MULTI USE ROOM

16'2" x 11'7" (4.93 x 3.54)

This versatile dual aspect room is currently being as a utility room, but could be used for a variety of uses such as fourth or guest bedroom, office, gym or playroom. With two uPVC windows, coving, built in storage cupboard, radiator, laminated worksurfaces with inset stainless sink with mixer tap, space and plumbing for a washing machine and tumble dryer. A door leads to the ground floor wc/cloakroom.

GROUND FLOOR W/C

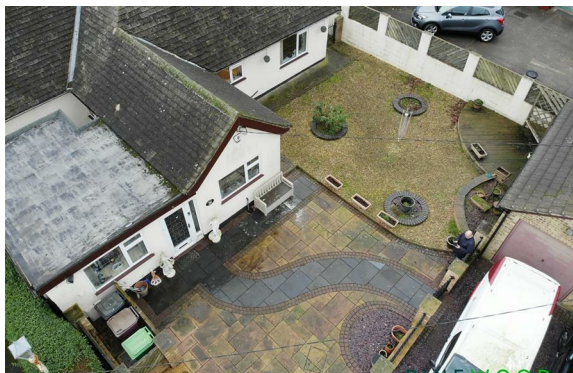
5'3" x 2'3" (1.61 x 0.69)

The part tiled WC/cloakroom has a close coupled wc and extractor fan.

BATHROOM

9'6" x 6'7" (2.90 x 2.03)

The fully tiled bathroom has a white three piece suite comprising of a shower bath with spa jets, glass screen, close coupled wc and a pedestal hand basin with taps. With a uPVC frosted window, storage cupboard, extractor fan and a wall mounted towel radiator.





TOTAL FLOOR AREA : 140.6 sq.m. (1513 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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.
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BEDROOM ONE
 12'7" x 10'11" (3.85 x 3.34)

This double dual aspect bedroom has built-in wardrobes and a mixture of storage options including shelves and cupboards, with carpet, radiator and uPVC windows.

BEDROOM TWO
 12'2" x 10'2" (3.71 x 3.12)

This is a double bedroom to the rear aspect with space for wardrobes, carpet, radiator, t.v aerial point and uPVC window.

BEDROOM THREE
 8'8" x 7'4" (2.65 x 2.25)

This single bedroom has a side-aspect uPVC window, carpet, radiator, built in wardrobes and is currently used as an office.

INTEGRAL SINGLE GARAGE
 19'7" x 9'8" (5.99 x 2.95)

Located under the property this is a single under croft garage, housing the boiler which provides hot water and central heating to the property.

DETACHED SINGLE GARAGE
 19'7" x 9'8" (5.99 x 2.95)

This is a brick built single detached garage.

OUTSIDE

The proper is set in extensive well established grounds of up to 0.3 acres with two points of entry. To the front of the property is a gated access into the long sweeping driveway which provides access to the property and the single under croft integral garage. The manicured lawn includes a large lawn, ornamental shrubs and plants, well established hedges around the boundaries, and a raised patio area overlooking the front garden, perfect for relaxing in the evening sun! To the rear of the property is a low-maintenance patio garden with a gravelled border ideal for displaying pot plants, with ample space for outside seating. Located here is the additional brick built single garage and driveway being accessed via Mill Crescent to the rear of the property.

GENERAL INFORMATION

Tenure: Freehold
 Energy Performance Rating: E
 Council Tax Band E
 Total Floor Area: 1513.00 sq ft / 140.60 sq m
 Fully uPVC Double Glazed
 Gas Central Heating

RESERVATION AGREEMENT MAY BE AVAILABLE

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.

DISCLAIMER

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PINEWOOD

