



Risley Way, Wingerworth, Chesterfield, Derbyshire S42 6UE

 4  3  1  B

£320,000

PINEWOOD



Risley Way Wingerworth Chesterfield Derbyshire S42 6UE



£320,000

**4 bedrooms
3 bathrooms
1 reception**

- uPVC TRIPLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND D
- STUNNING UPGRADES AND EXTRAS - CHROME SOCKETS, SPOTLIGHTING, FULLY TILED BATHROOMS, PORCELAIN TILED FLOORING, GRANITE WORKSURFACES
- DRIVEWAY PARKING FOR TWO CARS AND SINGLE DETACHED GARAGE
- SOUGHT AFTER VILLAGE LOCATION - MAIN COMMUTER ROUTES - EASY ACCESS TO THE M1 MOTORWAY
- CLOSE TO AVENUE COUNTRY PARK, PUB, SCHOOLS, SUPERMARKETS, TOWNS OF CLAY CROSS AND CHESTERFIELD
 - ENSUITE SHOWER ROOM AND BUILT IN WARDROBE TO THE PRINCIPAL BEDROOM
 - UTILITY ROOM AND GROUND FLOOR W.C/CLOAKROOM
 - FOUR DOUBLE BEDROOMS - ALL SUPERBLY DECORATED
 - GENEROUS FULLY ENCLOSED LANDSCAPED REAR GARDEN AND PATIO
 - LOUNGE WITH UPVC DOORS LEADING OUT TO THE REAR GARDEN - PERFECT FOR ENTERTAINING



Welcome to this stunning nearly new detached FOUR DOUBLE BED family sized home located on Risley Way located on a fairly new residential estate in the picturesque sought after village of Wingerworth on the edge of Chesterfield, Derbyshire. 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 junct 29, many bus routes run through the village to the surrounding areas and on the edge of the Peak District National Park too.

This modern property, built in 2022, boasts a generous 1,152 sq ft of living space, perfect for a growing family. Upon entering, you are greeted by a spacious welcoming hallway, reception room, ideal for entertaining guests or simply relaxing with your loved ones. ground floor w.c and a stunning upgraded kitchen diner with breakfast bar, utility room and a whole host of integrated appliances. Upstairs the property features four well-appointed double bedrooms, offering ample space for a large family or guests staying over. With modern upgraded tiles to the bathroom and fully tiled en-suite there will be no more morning rush-hour queues in this household, making daily routines a breeze.

One of the standout features of this property is the parking provision for up to three vehicles, driveway and single detached garage.

This house offers a perfect blend of modern living in a tranquil village setting. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this beautiful property in Derbyshire. uPVC Triple Glazing and Gas Central Heating

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the welcoming hallway through the composite door, with upgraded porcelain gloss tiled flooring, painted decor, built in storage cupboard, stairs rise to the first floor landing with loft access.

LOUNGE

19'6" x 11'3" (5.95 x 3.44)

The separate cosy lounge is dual aspect with carpet, painted decor, radiator, uPVC window, spotlighting and uPVC French doors leading out to the rear garden.

UTILITY ROOM

6'6" x 4'8" (2.00 x 1.43)

The useful spacious utility room has a continuation of the grey gloss units with space/plumbing for a washing machine and a tumble dryer, a continuation of the upgraded gloss porcelain tiled flooring, spotlighting, granite work surface, radiator and painted décor.

GROUND FLOOR W.C/CLOAKROOM

5'2" x 2'11" (1.60 x 0.90)

The ground floor w.c/cloakroom has a continuation of the upgraded gloss porcelain floor tiles, painted decor, low flush w.c, radiator, spotlighting and pedestal hand basin with chrome mixer tap and tiled surrounds.

KITCHEN DINER

19'8" x 11'8" (6.00 x 3.56)

The stunning hear of the home has a great range of grey gloss soft close drawers, wall and base units with complementary granite work surface's and breakfast bar incorporating a 1/2 bowl sink with chrome mixer tap, five ring gas hob, extractor, dishwasher, high level oven and microwave. With upgraded porcelain tiled floor, painted decor, three uPVC windows letting in lots of light, radiator and spotlighting.

BATHROOM

6'6" x 5'11" (2.00 x 1.81)

The modern family bathroom is upgraded to being fully tiled with a white suite comprising a bath with chrome mixer tap, low flush w.c and wall mounted hand basin with chrome mixer tap. Also including chrome towel radiator and uPVC frosted window.

BEDROOM ONE

11'8" x 11'1" (3.58 x 3.40)

This double bedroom to the rear aspect has carpet, painted decor, radiator, built in wardrobe and uPVC window.

ENSUITE SHOWER ROOM

6'4" x 4'4" (1.95 x 1.34)

The stunning upgraded ensuite shower room is fully tiled with a low flush w.c, shower enclosure and wall mounted hand basin with chrome mixer tap, chrome wall mounted towel radiator and spotlighting.

BEDROOM TWO

11'10" x 9'8" (3.63 x 2.97)

This double bedroom to the side aspect has carpet, painted decor and uPVC window.

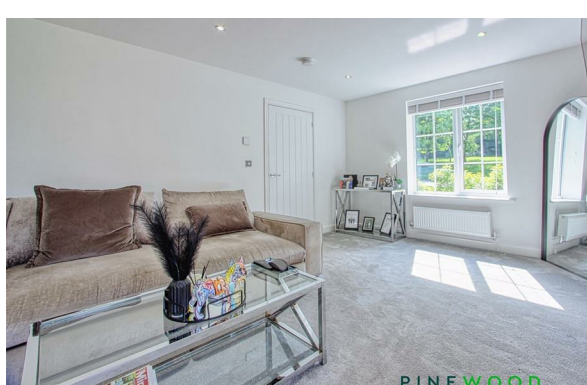
BEDROOM THREE

9'11" x 9'7" (3.04 x 2.93)

This double bedroom to the side aspect has carpet, painted decor and uPVC window.



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BEDROOM FOUR

10'0" x 8'3" (3.05 x 2.52)

This double bedroom to the rear aspect has carpet, painted decor and uPVC window.

OUTSIDE

The property is set on a generous plot with driveway parking for two cars to the side, single detached garage, with gated access to the fully enclosed and private rear generous landscaped garden with lawn and patio.

SINGLE DETACHED GARAGE

18'8" x 9'4" (5.69 x 2.85)

The single brick built detached single garage has up and over door, lighting and power.

GENERAL INFORMATION

Gas Central Heating - Combi boiler

Freehold

EPC Rating -B

uPVC Double Glazing

Council Tax Band - D

Total Floor Area - 107.1 sq m / 1152.00 sq ft

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.

RESERVATION AGREEMENT

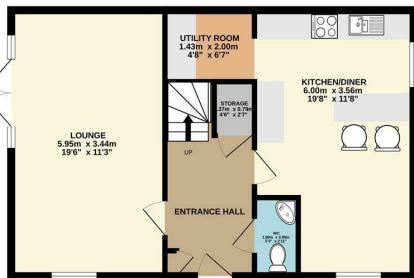
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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.

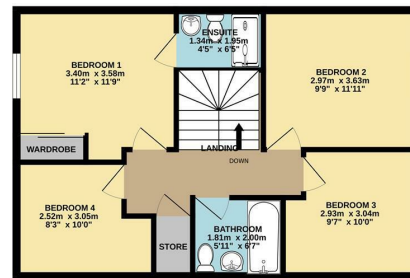
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

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.

GROUND FLOOR
53.5 sq.m. (576 sq.ft.) approx.



1ST FLOOR
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA: 107.1 sq.m. (1152 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The 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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