



The Hive, 588 Derby Road,
Wingerworth, S42 6LY

OFFERS IN THE REGION OF

£750,000

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WILKINS VARDY

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ON THIS STUNNING EXECUTIVE FAMILY HOME ON MATURE HALF ACRE PLOT WITH DETACHED GYMNASIUM/HOME OFFICE**

Sat back from the road with electric gated access and enjoying a stunning plot with a fantastic 80m long rear garden with timber clad gymnasium and covered seating area, this property needs to be viewed to be fully appreciated. Upgraded and extended by the current owners to the highest standards with five generous bedrooms and two state of the art contemporary bathrooms, the property offers an impressive 2745 square feet of high specification accommodation, the main feature being a fantastic living room with glazed wall separating the superb open plan family kitchen with three sets of bi-fold doors opening onto the private enclosed rear plot.

Ideally positioned for commuters needing access for the town centre and motorway, the property is just a short distance from the Avenue Country Park and enjoys good transport links into Sheffield and Dronfield.

- Stunning Extended Family Residence on 0.50 Acre Plot
- 2745 sq.ft. of Accommodation Including Three Spacious Reception Rooms
- Superb Open Plan Dining Kitchen/Family Room
- Cloaks/WC & Utility Room
- Five Good Sized Bedrooms
- Two Contemporary 4-Piece Bathrooms
- Larger than Average Integral Garage & Ample Parking/Caravan Standing
- Generous South West Facing Rear Garden with Detached Garden Room/Gym/Home Office
- EPC Rating: C
- NO UPWARD CHAIN

General

Gas central heating including under floor (Baxi Platinum Boiler)
Sealed unit double glazed windows and doors
Security alarm system and CCTV
Full Bose system in study, kitchen dining and living areas
Gross internal floor area - ,255.0 sq.m./2745 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

Composite double doors to the front the property open into an ...

Entrance Hall

Having a porcelain tiled floor with under floor heating, and downlighting.
A staircase with glass balustrade rises to the First Floor accommodation.

Study

14'1 x 6'4 (4.29m x 1.93m)
Having a range of fitted storage units and a granite work surface.

Cloaks/WC

Fitted with a 2-piece white suite comprising a wash hand basin with storage below and to the side, and a low flush WC.
Built-in storage units.
Porcelain tiled floor with under floor heating.
Swaskowski fittings.

Living Room

18'9 x 12'6 (5.72m x 3.81m)
A generous bay fronted reception room having a feature exposed brick fireplace. An opening leads through into the ...

Sitting Room

12'2 x 12'0 (3.71m x 3.66m)
A good sized reception room with large internal viewing window to the kitchen.

Superb 'L' Shaped Open Plan Dining Kitchen/Family

39'6 x 21'7 (12.04m x 6.58m)
A superb space fitted with a range of hi-gloss wall and base units with LED edge lighting, including a centre island unit with raised shark toothed edge breakfast bar.
Inset 1½ bowl sink with 3 in 1 instant boiling water mixer tap.
Integrated appliances to include an AEG dishwasher, and NEFF coffee machine, fridge/freezer, microwave, two 'slide and hide' ovens, and an induction hob.
Porcelain tiled floor with under floor heating, and downlighting.
Vaulted ceilings with six Velux windows.
Multi-fuel stove.
TV point.
Three sets of bi-fold doors overlook and open onto the rear of the property.
A door from here gives access into a ...

Utility Room

11'6 x 7'3 (3.51m x 2.21m)
Being part tiled and fitted with a range of grey hi-gloss wall and base units with complementary granite work surfaces over.
Inset sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an American style fridge/freezer.
Porcelain tiled floor with under floor heating.
A door from here gives access into the Integral Garage.

On the First Floor Landing

With glass balustrade and full height feature window overlooking the front of the property.
Loft access hatch with folding staircase giving access to a fully boarded roof space.
Downlighting and long stairwell chandelier light.

Master Bedroom

16'9 x 13'1 (5.11m x 3.99m)
A generous rear facing double bedroom having a TV point and a range of built-in wardrobes and drawer units. A door gives access into the ...

En Suite Bathroom

Being fully tiled and fitted with a contemporary 4-piece white suite comprising a freestanding slipper bath with floor mounted bath/shower mixer tap, walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
LVT flooring and downlighting.

Bedroom Two

16'9 x 9'8 (5.11m x 2.95m)
A good sized front facing double bedroom having a TV point and a range of built-in wardrobes

Bedroom Three

12'6 x 9'9 (3.81m x 2.97m)
A good sized rear facing double bedroom having a TV point and a range of fitted wardrobes.

Bedroom Four

12'2 x 10'1 (3.71m x 3.07m)
A good sized front facing double bedroom having a TV point and a range of fitted wardrobes and drawer units.

Bedroom Five

10'6 x 6'4 (3.20m x 1.93m)
A front facing single bedroom having a TV point and a built-in double wardrobe and drawer unit.

Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising a freestanding slipper bath with floor mounted bath/shower mixer tap, walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
LVT flooring, opulent over bath chandelier and downlighting.

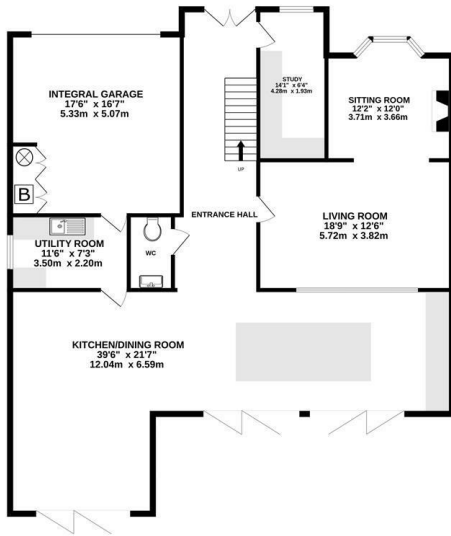
Outside

A shared drive to the front of the property leads up to electric double gates which opens onto a tarmac frontage providing ample off street parking/caravan standing and leads to an Integral Garage having an electric 'up and over' door, fitted units which house the gas boiler, under floor heating manifold and hot water cylinder, light and power. There are also two lawned gardens with planted borders.

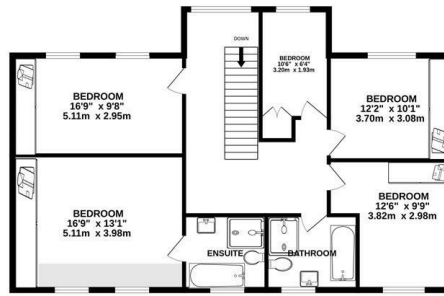
To the rear of the property there is an extensive landscaped rear garden which comprises an Indian Stone paved patio with an outdoor brick fireplace. Steps from here lead up to a well kept lawn with mature trees and shrubs. There is also a decked area with a garden room currently used as a gym, having sliding patio doors, tiled floor with under floor heating, light and power, To the side there is a covered hot tub area with downlighting, and behind there is a concrete sectional storage unit.



GROUND FLOOR
1713 sq.ft. (159.1 sq.m.) approx.



1ST FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

VIEWINGS: All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, multi-fuel stove, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

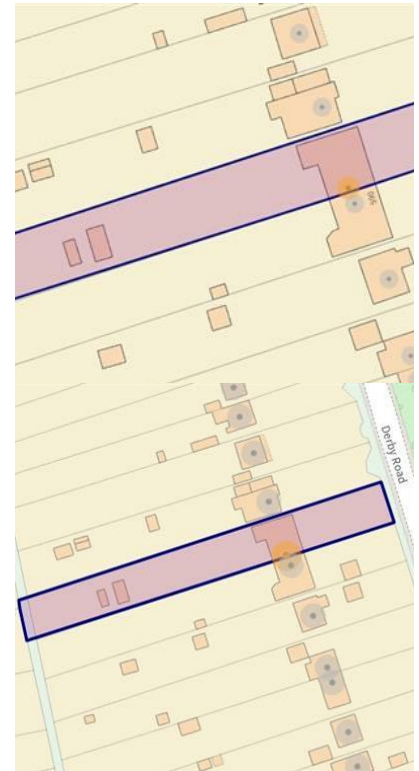
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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