



28 Cherry Tree Grove,
North Wingfield, S42 5QT

OFFERS IN THE REGION OF

£239,950

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WILKINS VARDY

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IMMACULATELY PRESENTED FAMILY HOME WITH DETACHED GARAGE

Sitting alongside this quiet cul-de-sac, this immaculately presented three bedroomed detached family home offers well appointed and well planned accommodation which includes a good sized living room, three good sized bedrooms, a small entrance hall and a good sized open plan dining kitchen with French doors opening onto an enclosed rear garden, as well as having parking and a detached brick built garage.

Situated just off Little Morton Road, and therefore close to nearby open countryside, the property is also ideally positioned for routes into Clay Cross and Chesterfield.

- Immaculately Presented Detached Family Home
- Modern Kitchen/Diner
- Family Bathroom
- Attractive, Enclosed Rear Garden
- Detached Garage & Off Street Parking
- Generous Bay Fronted Living Room
- Three Bedrooms
- Cul-de-Sac Position
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
Mahogany effect uPVC sealed unit double glazed windows and doors
Gross internal floor area - 75.8 sq.m./816 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'1 x 14'1 (4.29m x 4.29m)

A generous bay fronted reception room fitted with coving and having a dado rail.
This room also has a feature fireplace with ornate surround, marble inset and hearth, and an inset electric fire.

Kitchen/Diner

17'2 x 9'11 (5.23m x 3.02m)

Spanning the full width of the property, being part tiled and fitted with a range of modern light oak wall, drawer and base units with complementary work surfaces over.

Inset 1½ single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a range cooker with stainless steel splashback and fitted extractor hood over.

A door gives access to a useful built-in under stair store cupboard.

Vinyl flooring.

uPVC double glazed French doors overlook and open onto the rear of the property, and a uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Having a built-in cupboard and loft access hatch.

Bedroom One

11'5 x 9'1 (3.48m x 2.77m)

A good sized front facing double bedroom having a dado rail and built-in wardrobe with mirror doors.

Bedroom Two

10'11 x 9'3 (3.33m x 2.82m)

A good sized rear facing double bedroom having a built-in cupboard.

Bedroom Three

7'10 x 7'9 (2.39m x 2.36m)

A rear facing single bedroom, currently used as a study, and having a built-in cupboard.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler.
Vinyl flooring.

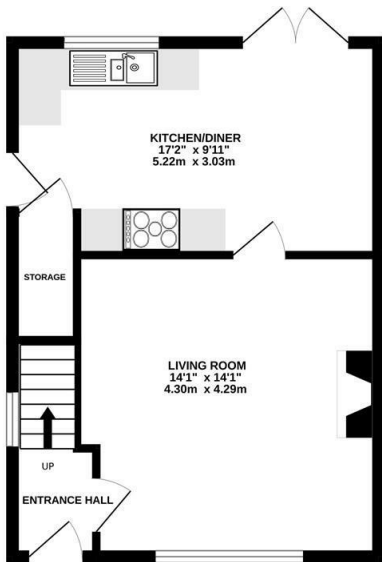
Outside

To the front of the property there is a tarmac driveway providing off street parking, this continues down the side of the property to a detached single brick built garage, having light and power.

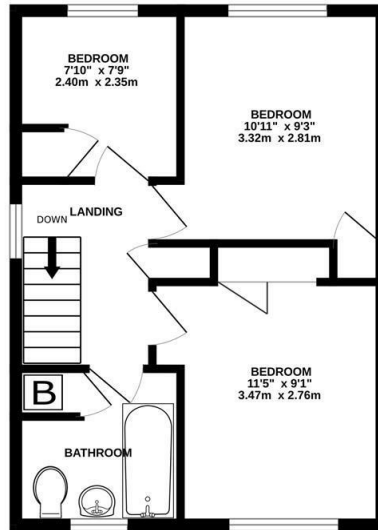
The attractive, enclosed rear garden comprises a low level walled paved patio, lawn with planted side border, two decorative gravel beds and a path leading up to a deck seating area.



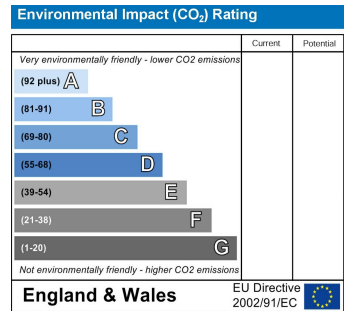
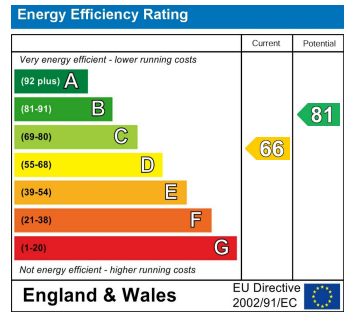
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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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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, electric fire, kitchen appliances, 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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wilkins-varDY.co.uk