



163 Longedge Lane,  
Wingerworth, S42 6PR

OFFERS IN THE REGION OF

£600,000



WILKINS VARDY



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EXTENDED FAMILY HOME - SOUGHT AFTER LOCATION - STUNNING 0.57 ACRE PLOT

Occupying a superb mature plot in this desirable residential area, spanning approximately 160 metres from front boundary to rear, this well loved and well appointed family home has been extended to provide almost 1800 sq.ft. of accommodation which includes four good sized bedrooms, three shower rooms, two spacious reception rooms and a good sized and well equipped breakfast kitchen with utility room off. The property also features a fantastic garden room overlooking the superb ground to the rear. With plenty of off street parking and a good sized garage this property offers the buyer an opportunity to set their roots in this desirable location and enjoy a property which will grow with them over the years.

Longedge Lane is a desirable part of Wingerworth, close to the village amenities and school and well placed for transport links into the Town Centre and towards the Peak District and nearby open countryside.

- Superb Extended Detached Family Home on Generous 0.57 Acre Plot
- Two Spacious Reception Rooms
- Triple Aspect Breakfast Kitchen with Integrated Neff Appliances & Utility Room off
- Brick/uPVC Double Glazed Garden Room
- Three Shower Rooms, one being located on the Ground Floor
- Four Good Sized Bedrooms
- Single Garage with Attached Worksop & Ample Off Street Parking/Caravan Standing
- 160 Metre Extensive Lawned Gardens to the Front and Rear, the rear being South Facing
- NO UPWARD CHAIN
- EPC Rating: D

### General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 165.2 sq.m./1778 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

### Overage Clause

The size of the plot gives possible scope for future development at the rear, with space available for building an additional dwelling. This would obviously require consent from the Local Authority and any third parties allowing access. The current sellers would like the buyer to enjoy the garden as they have done for many years, and feel that development would spoil the property. This property will therefore be sold with an overage clause on the title which would grant the current owners a 50% uplift payment triggered by planning consent being granted for an additional dwelling on the plot within the next 40 years. This clause would not be triggered by extending or altering the main building or by creating annex style buildings linked to the main house.

### On the Ground Floor

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

### Entrance Porch

Having a tiled floor and a built-in double cupboard. An internal door opens into the ...

### Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

### Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower enclosure with mixer shower, wash hand basin and a concealed cistern wall hung WC.  
Chrome heated towel rail.  
Tiled floor.

### Sitting Room

11'11 x 11'11 (3.63m x 3.63m)  
A good sized dual aspect reception room having a feature with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

### 'L' Shaped Lounge/Diner

22'6 x 20'4 (6.86m x 6.20m)  
A spacious triple aspect room having a feature brick effect fireplace with a tiled hearth and an inset living flame coal effect gas fire.  
A uPVC double glazed door with matching side panels overlooks and opens onto the rear patio.

### Breakfast Kitchen

13'7 x 13'7 (4.14m x 4.14m)  
A triple aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated Neff appliances to include a fridge/freezer, dishwasher, electric double oven and 4-ring gas hob with extractor hood over.  
Tiled floor and downlighting.  
A door gives access into the ...

### Utility Room

11'7 x 6'5 (3.53m x 1.96m)  
Being part tiled and fitted with a range of wall and base units with complementary work surface over.  
Inset stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine.  
Tiled floor.  
A uPVC double glazed door gives access onto the rear patio, and uPVC double glazed French doors open into the ...

### Brick/uPVC Double Glazed Conservatory

14'5 x 13'11 (4.39m x 4.24m)  
A spacious conservatory having a tiled floor and a wall mounted heater.  
A uPVC double glazed door gives access onto the rear of the property.

### On the First Floor

#### Landing

With loft access hatch having a pull down ladder to loft space with lighting.

#### Master Bedroom

13'7 x 13'7 (4.14m x 4.14m)  
A good sized rear facing double bedroom having a built-in double wardrobe and base units. A door gives access to an ..

#### En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

#### Bedroom Two

13'11 x 12'1 (4.24m x 3.68m)  
A good sized dual aspect double bedroom having a range of fitted bedroom furniture and base units.

#### Bedroom Three

10'9 x 10'2 (3.28m x 3.10m)  
A rear facing double having a built-in double wardrobe with overhead storage.  
Velux window.

#### Bedroom Four/Study

10'2 x 8'3 (3.10m x 2.51m)  
A good sized small double/single bedroom with window to the side elevation, currently used as a study.

#### Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower enclosure with mixer shower, wash hand basin and a concealed cistern wall hung WC.  
Built-in airing cupboard.  
Heated towel rail.  
Downlighting, and tiled floor with under floor heating.

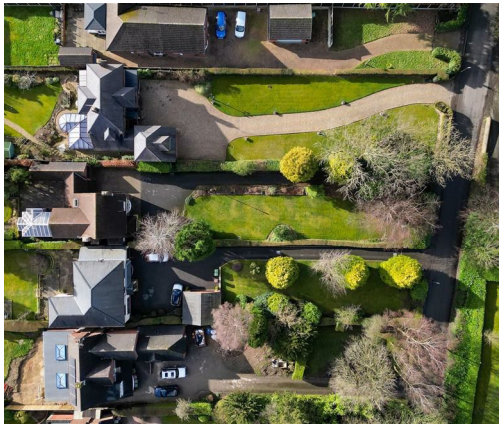
### Outside

To the front of the property there is a substantial lawned front garden with mature planted borders and shrubs. A tarmac drive leads up to the property where there is ample off street parking/caravan standing, leading to a single brick built garage having an electric door, large loft space, light and power.

Double gates at the side of the property give access to a south facing rear garden which comprises a block paved patio with steps up to an extensive lawn with central paved path, mature borders, raised vegetable beds, conifers and trees.

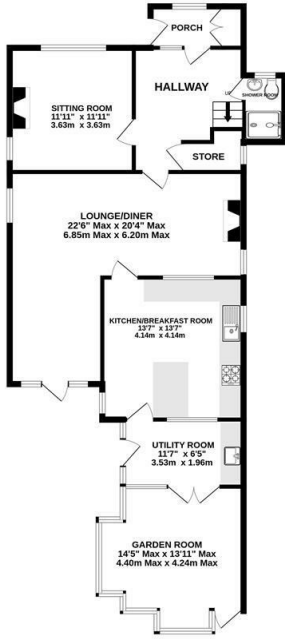
To the rear of the garage there is an attached workshop with Belfast sink, light and power. There are also two external taps, one on garage wall in the courtyard, the other at the top of the garden on the left by the vegetable plot.



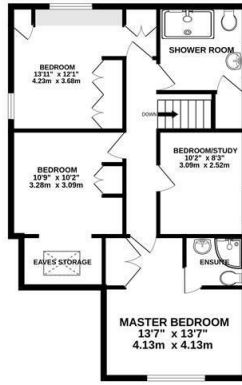




GROUND FLOOR  
1059 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
719 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1778 sq.ft. (165.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the description 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 here 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>62</b>		<b>77</b>
England & Wales	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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



**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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fires, kitchen appliances, shower units, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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