



1 Pear Tree Avenue,
Wingerworth, S42 6QB

OFFERS IN THE REGION OF

£399,950

W

WILKINS VARDY

OFFERS IN THE REGION OF

£399,950

EXTENDED DETACHED FAMILY HOME - CORNER PLOT WITH GARAGE - SCOPE FOR IMPROVEMENT

This spacious and well appointed detached family home has been extended to provide an impressive 1598 sq. ft. of accommodation which includes a generous entrance hall with cloakroom off, a well equipped kitchen with sitting room and conservatory off and a superb 24 ft. living room with three front facing windows. There are also four good sized bedrooms, a family shower room and en suite shower room together with a good sized enclosed plot with detached brick built garage.

Located centrally within Wingerworth Village, with playing fields, public houses and shops in close proximity, the property is also situated close to nearby open countryside and well placed for transport links towards Chesterfield and Matlock.

- Extended Detached Family Home on Good Sized Corner Plot
- Two Generous Reception Rooms including a superb 24 Ft. Living Room
- Fitted Kitchen with Utility Room off
- Brick/uPVC Double Glazed Conservatory
- Four Good Sized Bedrooms
- Ground Floor Cloaks/WC, En Suite & Family Shower Room
- Detached Garage & Off Street Parking
- Mature, Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: C

General

Gas central heating (Vaillant Boiler)
Wooden framed single glazed windows and doors
Gross internal floor area - 148.4 sq.m./1598 sq.ft.
Council Tax Band - E
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

Having built-in storage. A staircase rises to the First Floor accommodation. A door from here gives access into a ...

Cloaks/WC

Fitted with a 2-piece suite comprising a low flush WC and a pedestal wash hand basin.

Living Room

24'2 x 11'11 (7.37m x 3.63m)
A most generous reception room having three windows overlooking the front of the property.
This room also has a feature marble fireplace.

Kitchen

11'10 x 9'10 (3.61m x 3.00m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.
Inset sink with mixer tap.
Integrated appliances to include a fridge, electric double oven and 4-ring gas hob with concealed extractor hood over.
Tiled floor.
A door from here gives access into a utility room, and an opening leads through into the sitting room.

Utility Room

10'7 x 5'0 (3.23m x 1.52m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Space and plumbing is provided for a dishwasher and a washing machine, and there is also space for a tumble dryer and an under counter fridge or freezer.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

Sitting Room

11'11 x 9'11 (3.63m x 3.02m)
A good sized reception area, being open plan to the conservatory.

Brick/uPVC Double Glazed Conservatory

13'5 x 10'9 (4.09m x 3.28m)
A good sized conservatory having French doors which overlook and open onto the rear garden.

On the First Floor

Landing

Having built-in storage and having the loft access hatch.

Bedroom One

13'2 x 11'10 (4.01m x 3.61m)
A good sized front facing double bedroom. A door gives access into the ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower tray with curtain and mixer shower, pedestal wash hand basin and a low flush WC.
Tiled floor.

Bedroom Two

11'11 x 8'0 (3.63m x 2.44m)
A good sized front facing double bedroom.

Bedroom Three

11'10 x 11'7 (3.61m x 3.53m)
A good sized front facing double bedroom, having a built-in airing cupboard housing the hot water cylinder.

Bedroom Four

10'8 x 9'11 (3.25m x 3.02m)
A rear facing double bedroom, currently used as a dressing room.

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, inset wash hand basin with storage below, and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

Outside

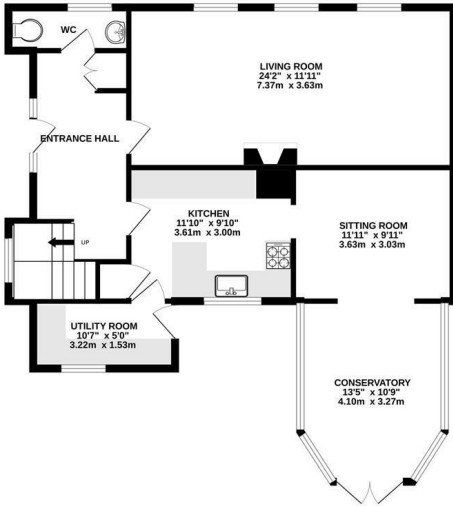
The property sits on a corner plot with lawn and shrubs to the front enclosed by hedging.

There is a driveway to the rear providing off street parking, leading to a single detached brick built garage.

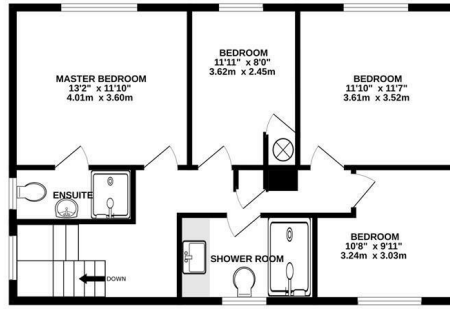
The enclosed rear garden comprises a lawn, paved patio, block paved paths, decorative pebble beds and mature shrubs.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



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



TOTAL FLOOR AREA: 1598 sq.ft. (148.4 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
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

Zoopa.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation agent network

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, 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varDY.co.uk