

BELFIT HOUSE

18 NETHERMOOR ROAD, WINGERWORTH, S42 6LJ



W

WILKINS VARDY

FINE EXTENDED FAMILY HOME ON STUNNING 0.76
ACRE PLOT OVERLOOKING OPEN COUNTRYSIDE
AND HARDWICK WOOD

Sat back from the road and boasting a sweeping driveway with tandem garage, this fine family residence offers generously proportioned accommodation which includes four generous bedrooms, each having en suite facilities, four spacious reception rooms, including a study with shower room which would make an ideal guest bedroom suite, a fantastic utility and laundry room and stunning garden room overlooking fantastic manicured south facing gardens.

Boasting an original double plot, we believe this property offers some potential for future development, subject to all necessary consents and approvals.

This highly regarded residential area is ideally placed for accessing the various amenities in Wingerworth Village, whilst also being conveniently situated for routes into the Town Centre and towards the Peak District.



General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 308.2 sq.m./3317 sq.ft. (including garage)
Tenure - Freehold
Council Tax Band - G
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor: A wooden framed front entrance door with glazed side panels opens into an ...

Entrance Hall: Having a tiled floor and a built-in double cupboard. A door from here gives access to the Inner Hall and a further door opens to a ...

Cloaks/WC: Fitted with a 2-piece suite comprising of a wash hand basin with vanity unit below and a low flush WC. Tiled floor.

Inner Hall: A spacious hallway, fitted with coving and having a useful built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Piano Room: A good sized room fitted with coving and having a window enjoying views over the rear garden. This room also has a built-in display cabinet with shelving to both sides and cupboards below.

Living Room: Being open plan to the Piano Room, a generous dual aspect reception room, fitted with coving and having uPVC double glazed sliding patio door overlooking and opening onto the rear garden. The focal point of this room is the feature fireplace with inset living flame coal effect gas fire.

Study: A versatile and good sized rear facing room with coving, and having fitted shelving with storage cupboards below. A door gives access into a ...

Side Entrance Hall: Having a tiled floor and a built-in cupboard. A door gives access into a ...

Shower Room: Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, corner wash hand basin and a concealed cistern WC. Chrome heated towel radiator. Tiled floor and downlighting.

Dining Room: A generous dual aspect reception room with bay window, fitted with coving and having downlighting.



Kitchen: Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over. Inset 1½ bowl sink with mixer tap. Integrated appliances to include a dishwasher, microwave oven, steam oven, two electric double ovens and a 4-ring hob with extractor over. Space is provided for an American style fridge/freezer. Tiled floor and downlighting. Two sets of bi-fold doors open into the ...

Garden Room: A lovely room having a tiled floor and downlighting, together with window seating enjoying views over the rear garden and countryside beyond. Built-in shelving and base cupboards. This room also has a roof lantern, and French doors opening onto the patio.

Utility Room: Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over. Space is provided for a fridge/freezer. Tiled floor and downlighting. A uPVC double glazed door opens onto the front of the property, and an opening leads through into the ...

Laundry Room: A spacious room having a vaulted ceiling with six Velux windows and a uPVC double glazed door opening onto the rear of the property. This room is fitted with a range of wall, drawer and base units with complementary work surfaces and upstands. Inset double bowl single drainer stainless steel sink with mixer tap. Tiled floor and downlighting. Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer. A door gives access into the Integral Garage.

On the First Floor:

Master Bedroom Suite:

Bedroom: A generous dual aspect double bedroom fitted with coving and having a range of fitted wardrobes and a built-in cupboard. An opening leads through into the ...

Dressing Room: Having a fitted desk unit, together with fitted shelving units with drawers below. A door gives access to a ...

Bathroom: Being fully tiled and fitted with a 5-piece white suite comprising a panelled bath with centre mixer tap, shower cubicle with mixer shower, semi recessed wash hand basin with storage below, bidet and low flush WC. Heated towel radiator and downlighting.

Bedroom Two: A good sized double bedroom having two windows overlooking the rear garden. This room also has two sets of fitted wardrobes, and a door giving access into an ...



En Suite Shower Room: Being part tiled and fitted with a white 4-piece suite comprising of a double walk-in shower with mixer shower, semi recessed wash hand basin with storage below, bidet and concealed cistern WC. Heated towel rail and downlighting.

Bedroom Three: A good sized rear facing double bedroom with coving and having a range of fitted wardrobes and bedside cabinets, as well as a built-in double wardrobes. A door gives access into an ...

En Suite Bathroom: Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, semi recessed wash hand basin with vanity unit below and a concealed cistern WC. Chrome heated towel radiator and downlighting.

Bedroom Four: A good sized front facing double bedroom. A door gives access into an ...

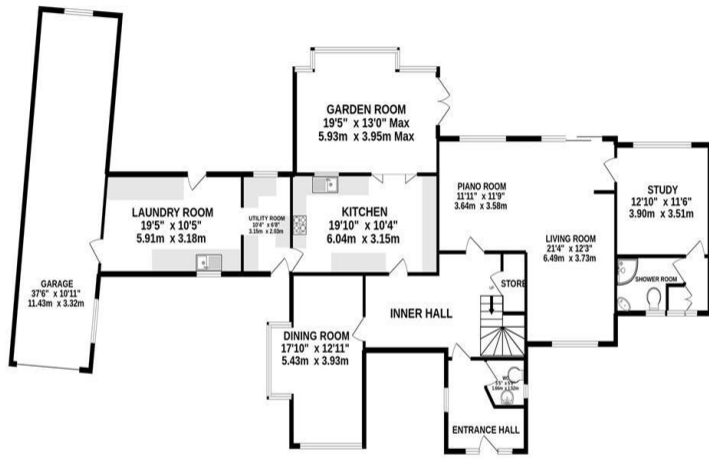
En Suite Shower Room: Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below and concealed cistern WC. Chrome heated towel radiator and downlighting.

Outside: The superb 0.76 acre plot is accessed by an extensive sweeping drive to the front, providing ample off street parking/turning space and leading to the integral garage having an 'up and over' door, light, power and loft storage. There are also mature beds of plants, trees and shrubs.

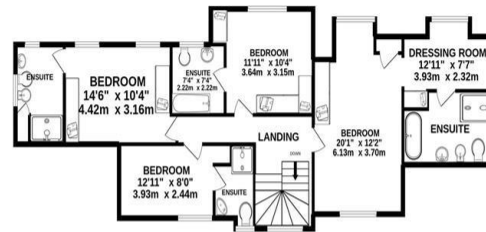
Extensive south facing gardens exist to the rear and west sides of the property, comprising attractive landscaped lawns and borders, and a paved patio with steps leading down to further gardens with mature beds and borders of flowers, plants and shrubs. The garden enjoys superb views over adjacent open countryside and nearby Hardwick Wood.



GROUND FLOOR
2231 sq.ft. (207.3 sq.m.) approx.

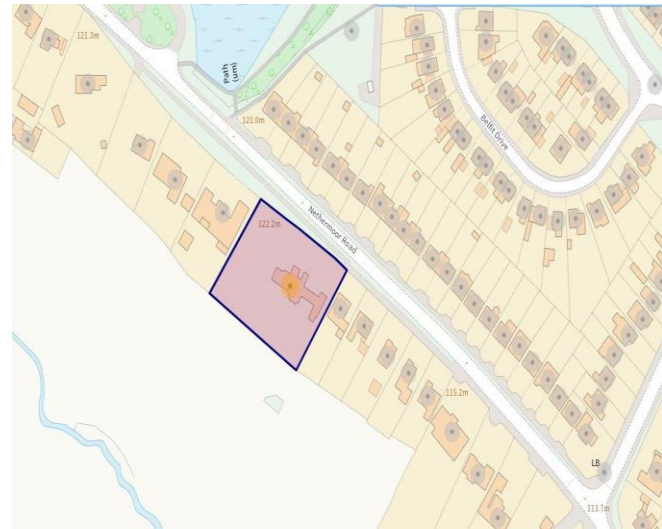


1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 3317 sq.ft. (308.2 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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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, gas fire, 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 Consultant.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		7 D
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	