

127A Longedge Lane,  
Wingerworth, S42 6PR

OFFERS IN THE REGION OF

£525,000

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WILKINS VARDY

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# £525,000

SUPERB FAMILY HOME - FOUR GOOD SIZED BEDROOMS - TWO MODERN RE-FITTED BATHROOMS - PLENTY OF PARKING AND GARAGE - SOUTH FACING GARDEN

Nestled on the charming Longedge Lane, this detached house is a true gem waiting to be discovered. Boasting two spacious reception rooms, four generous bedrooms, and two modern bathrooms, this property is the epitome of a superb family home. As you step inside, you are greeted by the impressive 8.4m long dual aspect lounge diner, perfect for entertaining guests or simply relaxing with your loved ones. Need a quiet space to focus or work from home? Look no further than the separate study. The four well proportioned bedrooms provide ample space for the whole family to unwind, while the contemporary re-fitted bathrooms add a touch of luxury to everyday living. Parking will never be an issue with plenty of space and an integral garage.

Situated in a popular location, this property is in close proximity to picturesque countryside, Hunloke Park School, and the historic All Saints Church. Whether you're looking for a peaceful retreat or a place to create lasting memories, this house offers the perfect blend of comfort and style.

- Superb Stone Built Detached Family Home
- Spacious Dual Aspect Lounge/Diner & Separate Study
- Modern Fitted Kitchen with Integrated Appliances
- Four Good Sized Double Bedrooms
- Contemporary En Suite Shower Room & 4-Piece Family Bathroom
- Integral Garage & Ample Off Street Parking
- Enclosed South Facing Rear Garden
- Popular & Convenient Location
- EPC Rating: D

## General

Gas central heating (Glow Worm Boiler)  
Wooden framed sealed unit double glazed windows  
Gross internal floor area - 136.8 sq.m./1472 sq.ft. (including Garage)  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A front entrance door opens into a ...

### Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

### Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising a corner wash hand basin and a low flush WC.  
Tiled floor.

### Lounge/Diner

27'5 x 12'9 (8.36m x 3.89m)  
A spacious dual aspect reception room fitted with laminate flooring and having a bay window overlooking the front of the property and a sliding patio door overlooking and opening onto the rear garden.  
This room also has a feature fireplace with an ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.

### Breakfast Kitchen

11'4 x 11'3 (3.45m x 3.43m)  
Fitted with a modern range of light oak wall, drawer and base units with complementary work surfaces and upstands, including a breakfast bar.  
Inset single drainer ceramic sink with mixer tap.  
Integrated appliances to include a dishwasher, microwave oven, two single electric ovens and a 4-ring hob with splashback and extractor hood over.  
Space is provided for an American style fridge/freezer.  
Tiled floor and downlighting.  
An opening gives access into a ...

### Study

8'7 x 7'2 (2.62m x 2.18m)  
Having a fitted worktop, laminate flooring and downlighting.  
A door gives access into the integral garage, and a further door gives access onto the side of the property.

## On the First Floor

### Landing

Having a built-in storage cupboard.

## Bedroom One

12'8 x 12'5 (3.86m x 3.78m)

A good sized front facing double bedroom. A door gives access into the ...

## En Suite Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash hand basin with storage below and to the side, and a low flush WC.  
Tiled floor.

## Bedroom Two

11'3 x 10'6 (3.43m x 3.20m)

A good sized rear facing double bedroom.

## Bedroom Three

10'9 x 8'9 (3.28m x 2.67m)

A good sized rear facing double bedroom.

## Bedroom Four

10'6 x 8'7 (3.20m x 2.62m)

A good sized rear facing double bedroom.

## Family Bathroom

A dual aspect room, being part tiled and fitted with a contemporary 4-piece suite comprising a panelled bath with centre mixer tap, shower cubicle with an electric shower, wash hand basin with storage below, and a concealed cistern WC.  
Tiled floor.

## Outside

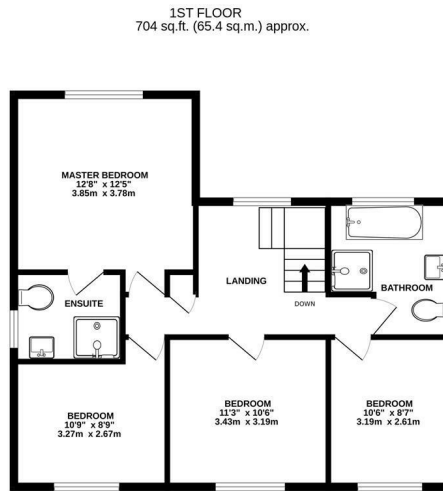
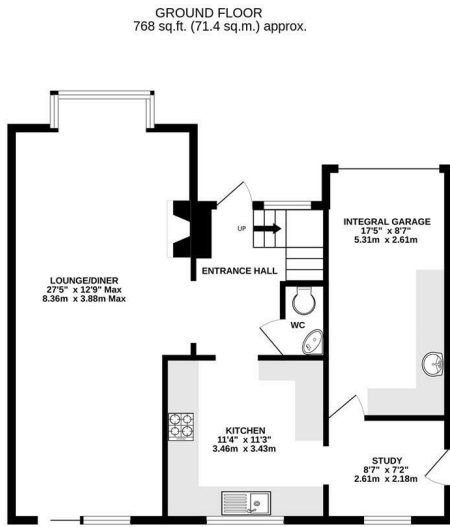
A block paved drive to the front of the property provides ample off street parking and leads to the Integral Garage having an 'up and over' door, light, power, fitted base units including a sink, space and plumbing for a washing machine, and space for a tumble dryer. The front garden is laid to lawn.

Paths to either side of the property give access to the rear of the property where there is an enclosed south facing garden comprising of a block paved patio and a lawn. There is also a garden shed.









**TOTAL FLOOR AREA: 1472 sq.ft. (136.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</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>	<b>57</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

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 Consultants.



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