



32 Greenway,
Wingerworth, S42 6NW

£300,000

W
WILKINS VARDY

£300,000

SUBSTANTIAL EXTENDED FAMILY HOME - FOUR GOOD SIZED BEDROOMS - LARGE PLOT - SUPERB DETACHED GARAGE/WORKSHOP

Welcome to this substantial extended semi-detached family home. This property boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With four generous double bedrooms, including a master bedroom with en-suite, there is ample space for everyone.

There is plenty of parking and the superbly generous detached brick built garage and workshop with a storage area above providing additional space for vehicles or hobbies.

Step outside to discover a good-sized enclosed garden. Whether you're looking to host a barbecue or simply unwind after a long day, this garden offers the perfect setting.

Don't miss the opportunity to make this house your home - with its spacious interior, convenient amenities, and desirable location, this property in Greenway is ready to welcome its new owners.

- Extended Bay Fronted Semi Detached House
- Three Good Sized Reception Rooms
- Breakfast Kitchen with Integrated Dishwasher, Oven and Hob
- Four Good Sized Double Bedrooms, three of which have Fitted Storage
- En Suite Bathroom to the Master Bedroom, Family Shower Room and Separate WC
- Ample Off Street Parking to the Front
- Enclosed East Facing Rear Garden
- Superb Large Detached Garage/Workshop
- EPC Rating: D

General

Gas central heating (Worcester 35 CDi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 131.4 sq.m./1415 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard and an additional built-in cupboard.
A staircase rises to the First Floor accommodation.

Living Room

12'2 x 10'10 (3.71m x 3.30m)
A good sized bay fronted reception room with wood burning stove sat on a marble hearth.
An opening leads through into the ...

Dining Room

13'7 x 9'3 (4.14m x 2.82m)
A good sized rear facing reception room fitted with laminate flooring.
uPVC double glazed French doors overlook and open onto the rear patio.

Breakfast Kitchen

15'10 x 8'10 (4.83m x 2.69m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an American style fridge/freezer.
Tiled floor and downlighting.

Rear Entrance Hall

Fitted with laminate flooring and having a uPVC double glazed door opening onto the rear of the property.
Doors from here give access into a Lounge and a Cloaks/WC.

Lounge

15'0 x 7'10 (4.57m x 2.39m)
A versatile and good sized front facing reception room, currently used as a study, fitted with laminate flooring and having a door to a built-in store cupboard.

Cloaks/WC

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

On the First Floor

Landing

With loft access hatch.

Master Bedroom

17'11 x 7'10 (5.46m x 2.39m)
A good sized front facing double bedroom with downlighting. A door gives access to an ...

En Suite Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a corner jacuzzi bath with bath/shower mixer tap, wash hand basing with storage below, and a low flush WC.
Vinyl flooring.

Bedroom Two

12'2 x 10'11 (3.71m x 3.33m)
A good sized bay fronted double bedroom having a range of built-in wardrobes with sliding mirror doors.

Bedroom Three

13'7 x 9'3 (4.14m x 2.82m)
A good sized rear facing double bedroom having downlighting.

Bedroom Four

13'3 x 8'11 (4.04m x 2.72m)
A good sized rear facing double bedroom having a built-in wardrobe.

Shower Room

Being part tiled and fitted with a 2-piece suite comprising a corner shower cubicle with mixer shower and a corner wash hand basin.
Tiled floor.

Separate WC

Fitted with a low flush WC.

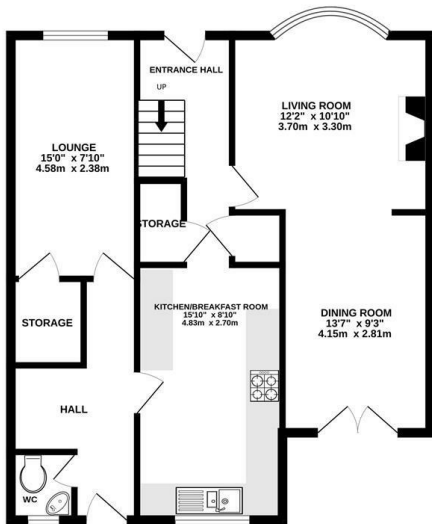
Outside

To the front of the property there is block paved drive providing ample off street parking.

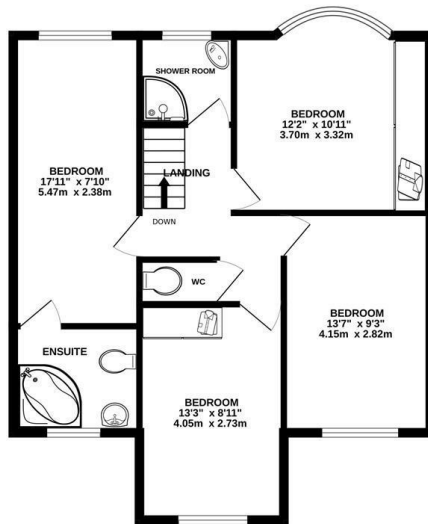
To the rear of the property there is a paved patio and two lawned gardens, together with a paved path leading to a further paved patio and a large Detached Brick Built Garage/Workshop (9.31m x 6.27m) which is accessed via a side service road, having an electric roller door, rear personnel door, loft area suitable for storage, light, power and water.



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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, wood burning stove, kitchen appliances, shower unit, 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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