



2 Smith Lane,
Wingerworth, S42 6FP

OFFERS IN THE REGION OF

£279,950

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WILKINS VARDY

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SUPER FAMILY HOME ON CORNER PLOT - STYLISH ACCOMMODATION - DETACHED GARAGE - LANDSCAPED GARDEN

Built in 2016 and benefitting from the remaining term of a 10 Year New Build Guarantee is this superb double fronted detached family home which sits on a corner plot at the head of a cul-de-sac. Offering 851 sq.ft. of immaculately presented and well appointed accommodation which includes a spacious dual aspect living room, a contemporary fitted and integrated dining kitchen, separate utility room and a cloaks/WC. With three good sized bedrooms and two modern bathrooms, there is ample space for a growing family. The property also benefits from an attractive landscaped garden, summer house, a detached single garage and car standing space.

Situated in a sought after location, this house provides easy access to local amenities, schools and green spaces, as well as excellent transport links into the Town Centre, Clay Cross and towards the M1 Motorway, making it an ideal choice for those looking for a peaceful yet convenient lifestyle.

- Superb Double Fronted Detached Family Home
- Spacious Dual Aspect Reception Room
- Three Good Sized Bedrooms
- Detached Single Garage & Car Standing Space
- Corner Plot at Head of Cul-De-Sac
- Modern Dining Kitchen with Integrated Appliances & French Doors to the Garden
- Utility Room & Cloaks/WC
- Modern Family Bathroom & En Suite Shower Room
- Beautiful Landscaped East Facing Rear Garden
- EPC Rating: B

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 79.0 sq.m./851 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

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

Cloaks/WC

Being tiled to half height and fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Living Room

16'11 x 9'7 (5.16m x 2.92m)
A spacious dual aspect reception room, spanning the full depth of the property, fitted with laminate flooring and having a feature tiled fireplace with electric stove.

Dining Kitchen

16'11 x 9'1 (5.16m x 2.77m)
A dual aspect room, fitted with a range of modern light grey wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Laminate flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear garden. A further door gives access into the ...

Utility Room

6'8 x 4'11 (2.03m x 1.50m)
Having a range of white hi-gloss wall and base units with complementary work surface and upstands.
Integrated appliances to include a washer/dryer.
Built-in under stair storage cupboard.
Laminate flooring.

On the First Floor

Landing

Master Bedroom

12'10 x 12'3 (3.91m x 3.73m)
A good sized dual aspect double bedroom having a fitted double wardrobe. A door gives access into the ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Vinyl flooring and downlighting.

Bedroom Two

12'3 x 10'2 (3.73m x 3.10m)
A good sized rear facing double bedroom having a built-in wardrobe.

Bedroom Three

8'10 x 6'10 (2.69m x 2.08m)
A front facing single/small double bedroom having fitted overbed storage units.

Family Bathroom

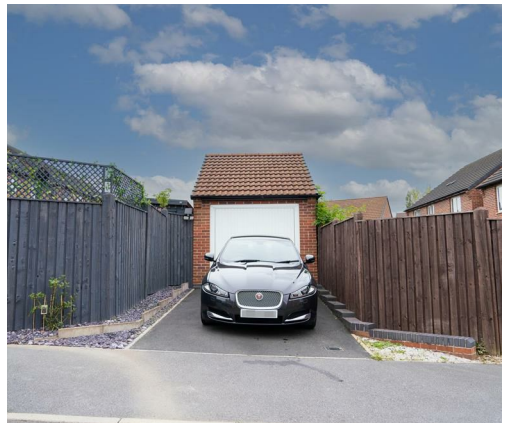
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

Outside

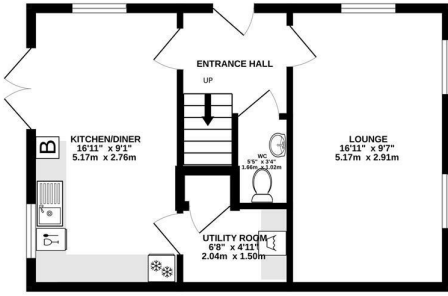
The property sits on a corner plot towards the head of a cul-de-sac. The front and left hand side gardens are of chipped bark interspersed with shrubs and there is a paved path leading up to the front entrance door.

To the right hand side of the property there is an enclosed east facing landscaped garden which comprises of a circular lawn surrounded by block paving, a deck seating area, flower beds and a paved hardstanding area with corner summerhouse.

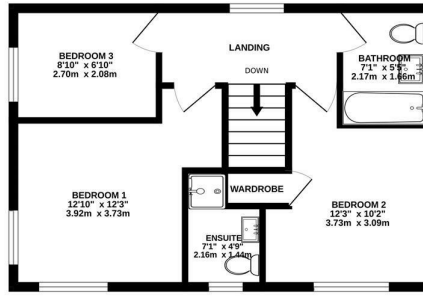
The property also benefits from a detached single garage which has light and power, and a car standing space.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.0 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		95
(81-91) B		83
(69-80) C		
(55-68) D		
(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

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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, electric stove, 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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