



74 Windsor Drive,
Wingerworth S42 6TL

£229,950

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WILKINS VARDY

£229,950

DETACHED BUNGALOW - DESIRABLE RESIDENTIAL AREA - SCOPE TO IMPROVE

This charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With two well-proportioned bedrooms and a welcoming reception room, the property offers a delightful living space that is both practical and inviting.

The accommodation is well-appointed, providing a solid foundation for potential buyers to personalise and enhance according to their tastes. The bungalow's layout is thoughtfully designed, ensuring that every corner is utilised effectively, making it ideal for both first-time buyers and those looking to downsize.

One of the standout features of this property is its prime location. Situated close to local shops, residents will find everyday amenities just a short distance away. Additionally, the nearby countryside offers a picturesque escape, perfect for leisurely walks and enjoying the natural beauty of the area. Importantly, this property comes with no upward chain, allowing for a smooth and straightforward purchasing process.

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|---|---|
| • Detached Bungalow In Desirable Location | • Pleasant Gardens to Front And Rear |
| • Off Street Parking, Car Port and Garage | • Two Good Sized Double Bedrooms |
| • Dual Aspect Living Room | • Dual Aspect Kitchen Diner With Pantry Off |
| • No Upward Chain | • Viewing Advised |

General

Gas central heating (Worcester Greenstar combi boiler)
uPVC double glazed sealed units (except the rear kitchen window which is wooden framed double glazed and the front door also wooden framed double glazed)
Gross internal floor area - 66.3 sq.m./714 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Porch

The front door leads into a front porch and a further inner door leads through to the ...

Entrance Hall

Bedroom One

11'11" x 9'11" (3.63m x 3.02m)
A good sized front facing double bedroom.

Bedroom Two

12'0" x 8'9" (3.66m x 2.67m)
A rear facing double bedroom with a built-in double cupboard.

Living Room

13'10" x 10'11" (4.22m x 3.33m)
A dual aspect room having a feature fireplace with a tiled hearth and surround and a bay window section.

Bathroom

Having a panelled bath with a pedestal wash hand basin.
Fully tiled walls.

Separate WC

Comprising a low flush WC and part tiled walls.

Kitchen/Diner

13'10" x 11'0" (4.22m x 3.35m)
A dual aspect room with a fitted range of wall and base units and having a one bowl stainless steel sink.
There is space for a cooker and space and fridge freezer.
Space and plumbing for an automatic washing machine.
A built-in cupboard.
Part tiled walls.

Pantry

A useful storage space.

Rear Entrance Hall

Having a door giving access to the side of the property.

Outside

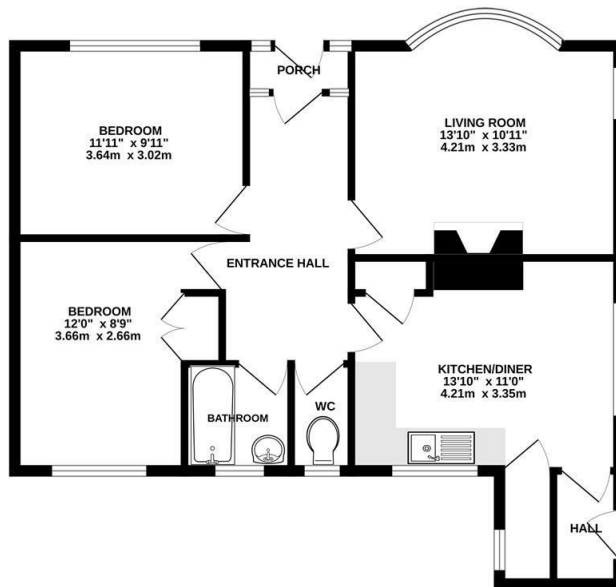
There is a stone walled frontage with a lawn and mature border.

Double gates gives access to a block paved drive which leads down the side of the property to provide off road parking and a car port. To the rear of the car port there is a detached brick built garage with an up and over door and light and power.

The garden to the rear has a block paved path with the remainder laid to lawn with mature borders. There is also a coal house.



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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RICS



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		
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, kitchen appliances, 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.

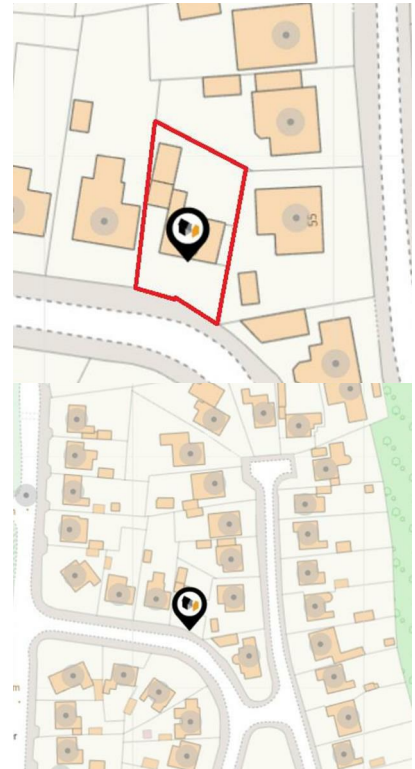
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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