



21 New Road,  
Wingerworth, S42 6TD

OFFERS AROUND

£425,000

W  
WILKINS VARDY

# £425,000

## SUBSTANTIALLY EXTENDED FAMILY HOME IN DESIRABLE SEMI RURAL SETTING

Occupying a generous plot in this desirable semi rural location, is this well proportioned and extended three/four bed roomed, two 'bathroomed' detached property which offers an impressive 1479 sq.ft. of accommodation. The property includes three good sized versatile reception rooms, a ground and first floor bathroom and a fantastic 'L' shaped conservatory overlooking mature gardens.

Situated on the outskirts of Wingerworth Village, with close proximity to nearby countryside walks, the property is also well positioned for routes into Chesterfield and towards the Peak District.

- Attractive Extended Detached Family Home
- Re-Fitted Breakfast Kitchen
- Three/Four Good Sized Bedrooms
- Ample Off Street Parking & Useful Attached Brick Built Store
- Superb Semi Rural Position
- Two/Three Reception Rooms
- Side Entrance Hall with Utility Area off
- Ground Floor Shower Room & First Floor 4-Piece Family Bathroom
- Mature, Enclosed East Facing Rear Garden
- EPC Rating: D

### General

Gas central heating (Alpha Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 137.4 sq.m./1479 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

### On the Ground Floor

A composite front entrance door with uPVC double glazed side panel opens into an ...

### Entrance Hall

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

### Dining Room

10'5 x 9'6 (3.18m x 2.90m)  
A front facing reception room fitted with laminate flooring.  
Double doors give access into the living room, and a further door opens to the ...

### Reading Room/Ground Floor Bedroom

16'10 x 8'2 (5.13m x 2.49m)  
A good sized and versatile front facing reception room which is currently being used as reading room but could also be used as a ground floor bedroom. The room is fitted with laminate flooring.

### Living Room

13'3 x 12'9 (4.04m x 3.89m)  
A good sized reception room, fitted with laminate flooring and having a feature painted brick fireplace with wood mantel and tiled hearth.  
uPVC double glazed French doors give access into the ...

### 'L' Shaped Brick/uPVC Double Glazed Conservatory

20'8 x 15'8 (6.30m x 4.78m)  
A lovely conservatory fitted with laminate flooring and having two sets of French doors which overlook and open onto the rear garden and patio.  
A door from here gives access into the kitchen.

### Re-Fitted Breakfast Kitchen

13'3 x 10'2 (4.04m x 3.10m)  
Being part tiled and fitted with a range of shaker style wall, drawer and base units with complementary work surfaces over, together with an island unit/breakfast bar with granite worktop.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring hob with extractor over.  
Space is provided for an American style fridge/freezer, and there is also

space and plumbing for a dishwasher.  
Laminate flooring and downlighting.  
A uPVC double glazed door gives access to the ...

### Side Entrance Hall

Having space for a tumble dryer. A stable door gives access onto the rear of the property, and there is also On door giving access to the shower room and an opening to a utility area.

### Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with electric shower, wash hand basin and a low flsh WC.  
Chrome heated towel rail.  
Tiled floor and skylight window.

### Utility Area

Having space and plumbing for a washing machine.

### On the First Floor

#### Landing

With loft access hatch.

#### Bedroom One

12'4 x 10'5 (3.76m x 3.18m)  
A good sized front facing double bedroom fitted with laminate flooring.

#### Bedroom Two

10'10 x 10'5 (3.30m x 3.18m)  
A good sized rear facing double bedroom.

#### Bedroom Three

10'9 x 9'3 (3.28m x 2.82m)  
A good sized front facing single bedroom fitted with laminate flooring.

### Family Bathroom

A dual aspect room, being part tiled and fitted with a white 4-piece suite comprising a panelled bath with bath/shower mixer tap, shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

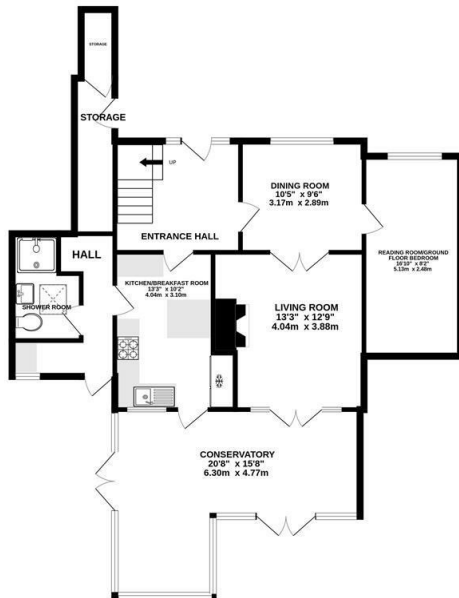
### Outside

Double gates to the front of the property open onto a tarmac driveway providing off street parking, and there is also a corner lawn with hedged boundaries. A door gives access to a good sized and useful brick built store.

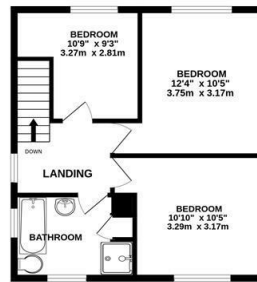
The enclosed east facing rear garden is predominantly laid to lawn and has a paved patio, decorative gravel patio/seating area with pagoda and a pond. There is also a garden shed.



GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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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RICS



## 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, 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.

## 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                             | 58      | 72        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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