



30 Rectory Drive,
Wingerworth, S42 6RT

OFFERS IN THE REGION OF

£350,000

W
WILKINS VARDY

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FOUR BED DETACHED DORMER STYLE PROPERTY - STYLISH ACCOMMODATION - DETACHED GARAGE
- NO CHAIN

Offering an impressive 1560 sq.ft. of well appointed accommodation, this detached dormer style property offers a perfect blend of space and comfort, ideal for families. The property features a dual aspect reception room and a good sized kitchen/diner. There are two ground floor bedrooms and a modern bathroom, whilst on the first floor there are a further two spacious double bedrooms and a 'Jack & Jill' shower room. The exterior of the property is equally appealing, featuring parking for several vehicles and a detached garage, together with an attractive enclosed rear garden.

Rectory Drive is a popular location, with a good range of village amenities in close proximity, and great transport links towards nearby countryside, the Peak District National Park and Chesterfield Town Centre.

This residence is not just a house; it is a place where memories can be made. Do not miss the chance to view this exceptional property and envision your future in this lovely home.

- Charming Detached Dormer Style Property
- Good Sized Dual Aspect Living Room

- Dual Aspect Kitchen/Diner
- Four Good Sized Bedrooms
- Modern Ground Floor Bathroom & First Floor 'Jack & Jill' Shower Room
- Detached Garage & Ample Off Street Parking

- Attractive Enclosed Rear Garden
- NO UPWARD CHAIN

- EPC Rating:

General

Gas central heating (Vaillant Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 144.9 sq.m./1560 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Porch

Fitted with LVT flooring. An internal door gives access to the ...

Entrance Hall

Having a built-in cupboard. A staircase rises to the First Floor accommodation.

Living Room

16'8 x 12'9 (5.08m x 3.89m)
A good sized dual aspect reception room.

Kitchen/Diner

14'10 x 12'9 (4.52m x 3.89m)
A dual aspect room, fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and tiled splashbacks. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer and a range cooker
Tiled floor and downlighting.
A uPVC double glazed door gives access onto the side driveway.

Bedroom Three

14'4 x 9'11 (4.37m x 3.02m)
A good sized rear facing double bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Bedroom Four

9'9 x 6'1 (2.97m x 1.85m)
A front facing single bedroom.

On the First Floor

Landing

Master Bedroom

22'5 x 14'8 (6.83m x 4.47m)
A spacious dual aspect double bedroom. A door gives access to a ...

'Jack & Jill' Shower Room

Being part tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.
A door gives access onto the Landing.

Bedroom Two

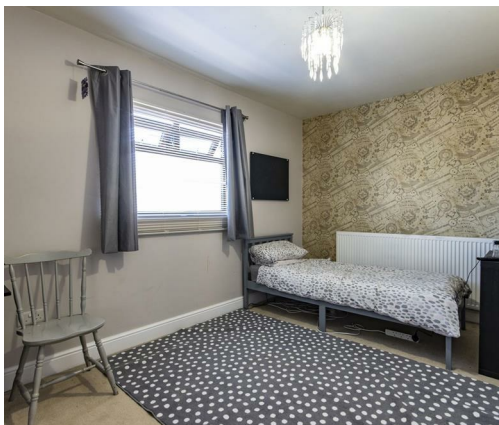
22'5 x 16'6 (6.83m x 5.03m)
A spacious dual aspect double bedroom.

Outside

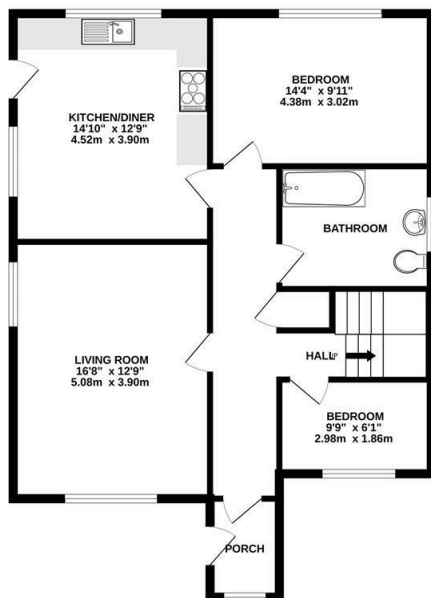
To the front of the property there is a block paved drive providing ample off street parking, the driveway having a raised border of decorative chipped bark and a decorative slate bed.

Double gates to the side of the property give access to the rear of the property, where there is a Detached Single Brick Built Garage.

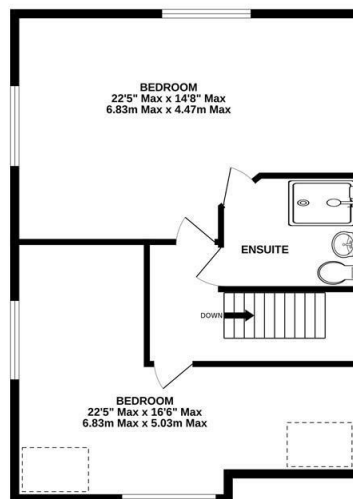
The attractive rear garden comprises of a lawn with side borders, and a paved patio surrounded by decorative slate.



GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1560 sq.ft. (144.9 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

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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, 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

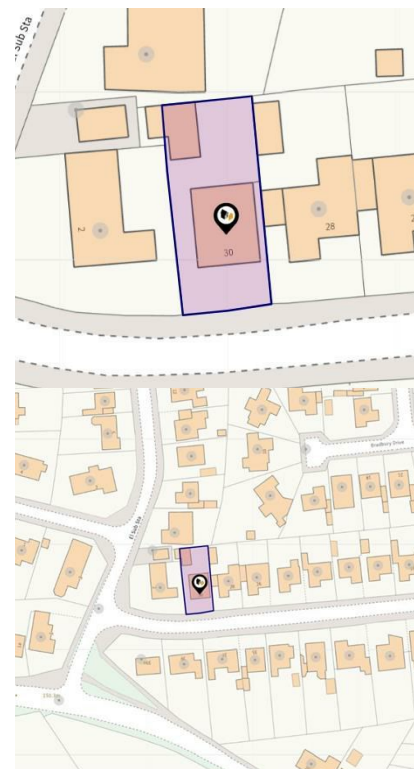
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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 (CO₂) 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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