



11 Greenland Close,
North Wingfield, S42 5PJ

OFFERS IN THE REGION OF

£139,950

W
WILKINS VARDY

£139,950

WELL APPOINTED END TERRACE HOUSE - TWO DOUBLE BEDS - SOUTH FACING REAR GARDEN

Occupying a head of cul-de-sac position is this delightful end terrace house offering 729 sq.ft. of generously proportioned and well appointed accommodation, which includes a spacious dual aspect living room and a good sized kitchen. The house also boasts two double bedrooms, bathroom and a separate WC. Outside, there are gardens to both the front and rear, the rear being south facing.

Situated in an established neighbourhood, this property is well connected to local amenities and transport links. Whether you are a first time buyer or looking to downsize, this charming home presents a wonderful opportunity to enjoy life in North Wingfield.

With its appealing layout and prime location, this terraced house is ready to welcome its new owners. Don't miss the chance to make this lovely property your own.

- Generously Proportioned End Terrace House
- Dual Aspect Living/Dining Room
- Good Sized Kitchen
- Two Good Sized Double Bedrooms
- Bathroom & Separate WC
- Lawned Gardens to the Front and Rear, the rear being South Facing
- Cul-de-Sac Position
- EPC Rating: D

General

Gas central heating (Ideal Icos Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.8 sq.m./729 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Entrance Hall

Having a built-in under store area. A staircase rises to the First Floor accommodation.

Living/Dining Room

19'11 x 10'11 (6.07m x 3.33m)
A good sized dual aspect room, spanning the full depth of the property and having a feature stone fireplace with an inset living flame coal effect gas fire.

Kitchen

11'0 x 8'11 (3.35m x 2.72m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer, freestanding cooker and an additional under counter appliance.
Tile effect vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

15'11 x 8'10 (4.85m x 2.69m)
A spacious front facing double bedroom having painted floorboards, and a built-in over stair store cupboard.

Bedroom Two

10'10 x 8'0 (3.30m x 2.44m)
A good sized rear facing double bedroom having painted floorboards, and two built-in cupboards, one providing storage, the other housing the hot water cylinder.

Bathroom

Being part tiled and fitted with a 2-piece white suite comprising of a cast iron bath with bath/shower mixer tap, and a pedestal wash hand basin.

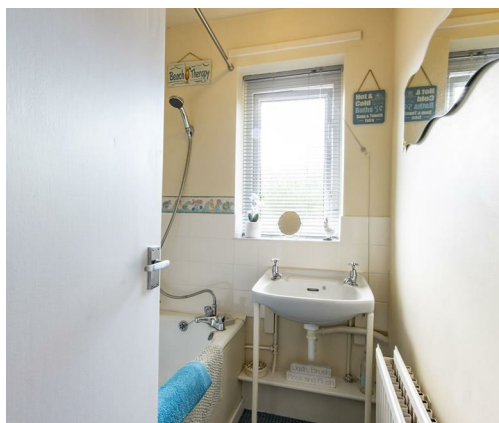
Separate WC

Fitted with a low flush WC.

Outside

There is a lawned garden to the front of the property and a path leading up to the front entrance door. There is also a communal parking area.

A path gives access down the side of the property and to the enclosed rear garden where there is a decorative pebble seating area, a small artificial lawn area and a lawn with a mature shrub bed. There are two useful brick built stores and a garden shed.



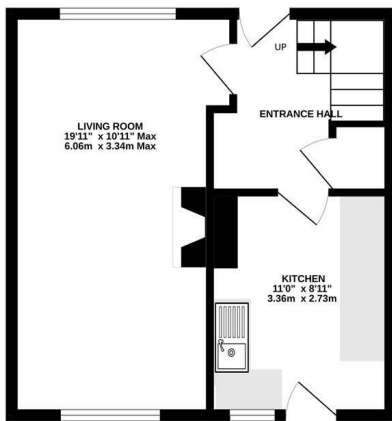
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

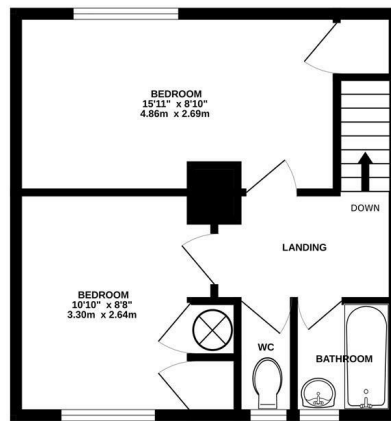
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.8 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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(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



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, gas fire, 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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