



35 Milford Drive,
Wingerworth, S42 6UQ

£375,000

W
WILKINS VARDY

£375,000

STUNNING DETACHED FAMILY HOME - SUPERB OPEN PLAN KITCHEN/DINER - FOUR DOUBLE BEDS

Built in 2021 and benefitting from the remaining term of a 10 Year NHBC Guarantee is this stunning double fronted detached family home which boasts a generous 1297 sq.ft. of well designed and stylish accommodation. Upon entering the property you are greeted by two reception rooms, the bay fronted living room providing ample space for relaxation and entertaining. There is also a superb open plan kitchen/diner which spans the full width of the property and a separate utility room/WC. The property also features four well proportioned double bedrooms, ensuring that there is plenty of room for everyone, whether for family members or guests, as well as two modern bathrooms, which are both stylish and functional.

Outside, the property offers driveway parking for two vehicles and a detached single garage, together with an attractive, enclosed landscaped rear garden.

In summary, this delightful detached house on Milford Drive is a fantastic opportunity for those seeking a modern, spacious home in a lovely neighbourhood. With its excellent features and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to make this beautiful property your own.

- STUNNING DOUBLE FRONTED DETACHED FAMILY HOME
- CUL-DE-SAC POSITION OVERLOOKING CHILDRENS PLAYGROUND
- TWO RECEPTION ROOMS
- SUPERB OPEN PLAN KITCHEN/DINER
- UTILITY ROOM/WC
- FOUR GOOD SIZED DOUBLE BEDROOMS
- MODERN EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ATTRACTIVE LANDSCAPED REAR GARDEN
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: B

General

Gas central heating (Ideal Logic Heat 15 Boiler) with Nest Multi-zone thermostats.

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 120.5 sq.m./1297 sq.ft.

Council Tax Band - E

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 Karndean flooring and having two built-in storage cupboards.

A staircase rises to the First Floor accommodation.

Living Room

17'1 x 12'8 (5.21m x 3.86m)

A spacious bay fronted reception room. Double doors give access into the ...

Open Plan Kitchen/Diner

26'0 x 10'11 (7.92m x 3.33m)

Spanning the full width of the property, and fitted with a contemporary range of shaker style wall, drawer and base units with under unit and plinth lighting and having complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and 5-ring gas hob with glass splashback and extractor hood over.

Karndean flooring.

Downlighting to the kitchen area and pendant lighting to the dining area.

uPVC double glazed French doors with matching side panels overlook and open onto the rear garden.

WC/Utility

6'10 x 5'5 (2.08m x 1.65m)

Having a fitted range of base units with complementary work surface and upstands, including an inset wash hand basin.

Low flush WC.

Integrated washing machine.

Karndean flooring.

Office/Study

8'6 x 6'10 (2.59m x 2.08m)

A versatile front facing reception room fitted with Karndean flooring.

On the First Floor

Landing

Master Bedroom

12'8 x 12'4 (3.86m x 3.76m)

A good sized front facing double bedroom having fitted wardrobes. A door gives access into an ...

En Suite Shower Room

6'6 x 5'6 (1.98m x 1.68m)

Being part tiled and fitted with a modern white 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.

Tiled floor and downlighting.

Bedroom Two

13'11 x 10'2 (4.24m x 3.10m)

A good sized front facing double bedroom.

Bedroom Three

10'11 x 10'2 (3.33m x 3.10m)

A good sized rear facing double bedroom, fitted with laminate flooring and currently being used as an office.

Bedroom Four

12'6 x 9'1 (3.81m x 2.77m)

A good sized rear facing double bedroom.

Family Bathroom

6'9 x 5'6 (2.06m x 1.68m)

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

Chrome heated towel rail.

Tiled floor and downlighting.

Outside

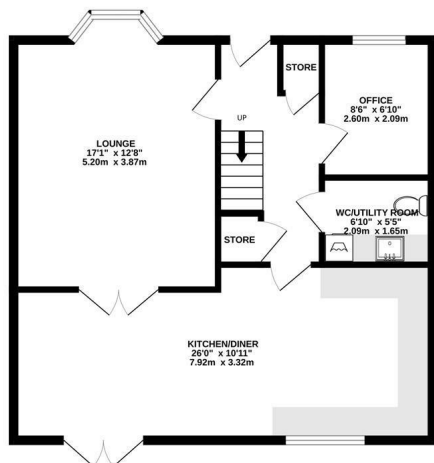
To the front of the property there is a lawned garden with a paved path leading up to the front entrance door.

A driveway to the side of the property with EV charging point provides off street parking for two vehicles and leads to a Detached Single Garage.

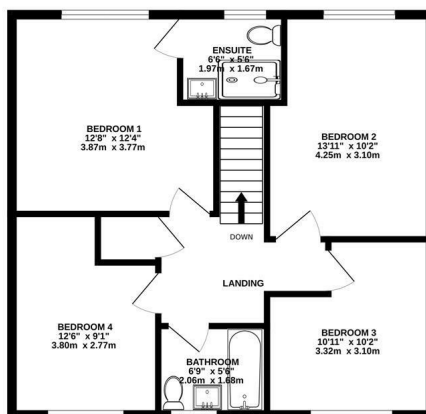
A wooden gate gives access to the enclosed, landscaped rear garden which comprises of three paved patios/seating area and a lawn with a decorative plum slate bed and planted borders.



GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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		93
(81-91) B	84	
(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

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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, 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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