



55 Meadowside Close,  
Wingerworth, S42 6RL

OFFERS IN THE REGION OF

£195,000

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WILKINS VARDY

OFFERS IN THE REGION OF

# £195,000

IDEAL STARTER HOME - TWO BED SEMI - CUL-DE-SAC POSITION - OFF STREET PARKING

Tucked away at the head of a cul-de-sac is this delightful two bedroomed semi detached house. With a modest yet well designed living space of 571 sq. ft., this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

From the entrance hall, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere. The kitchen/diner spans the full width of the property and features integrated cooking appliances. There are also two comfortable bedrooms, and a family shower room. Outside, there is off street parking and mature gardens to the front and rear.

The location of this property is particularly appealing, as Wingerworth is known for its friendly community and picturesque surroundings. Residents can enjoy the tranquillity of suburban living while still being within easy reach of Chesterfield and Clay Cross town centres, both of which offer a variety of shops, restaurants, and leisure facilities.

- SEMI DETACHED HOUSE TUCKED AWAY AT THE HEAD OF A CUL-DE-SAC
- GOOD SIZED LIVING ROOM
- KITCHEN WITH HI-GLOSS UNITS & INTEGRATED COOKING APPLIANCES
- TWO BEDROOMS
- FAMILY SHOWER ROOM
- DRIVEWAY PARKING
- MATURE GARDENTS TO THE FRONT AND REAR
- POPULAR & CONVENIENT LOCATION
- EPC RATING: TBC

## General

Gas central heating

Mahogany effect uPVC sealed unit double glazed windows and doors

Security alarm system

Gross internal floor area - 53.1 sq.m./571 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A uPVC double glazed door gives access into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

12'10 x 10'2 (3.91m x 3.10m)

A good sized front facing reception room having a feature stone effect fireplace with an electric stove sat on a tiled hearth.

## Kitchen/Diner

13'0 x 9'2 (3.96m x 2.79m)

Spanning the full width of the property, being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset stainless steel circular sink and drainer with mixer tap.

Integrated appliances to include a slimline dishwasher, electric oven and hob with extractor canopy over.

Space and plumbing is provided for a washing machine.

A door gives access to a useful built-in under stair store cupboard.

Laminate flooring.

A uPVC double glazed door gives access onto the rear of the proeprty.

## On the First Floor

## Landing

## Bedroom One

12'11 x 11'6 (3.94m x 3.51m)

A good sized front facing double bedroom having a built-in over stair storage cupboard.

## Bedroom Two

10'6 x 7'2 (3.20m x 2.18m)

A good sized rear facing single bedroom.

## Shower Room

7'10 x 5'9 (2.39m x 1.75m)

Having waterproof boarding to the walls and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand

basin and a low flush WC.

Flat panel radiator.

Laminate flooring.

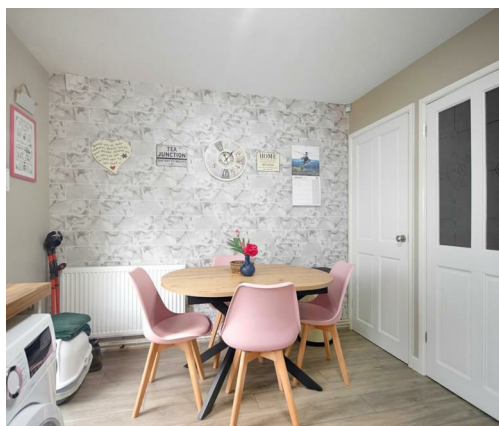
## Outside

To the front of the property there is a lawned garden with conifer and shrub border.

A driveway to the side of the property provides off street parking.

The rear garden comprises of a paved patio, paved drying area and a lawn with a bed of shrubs at the bottom. There are also two hardstanding areas suitable for garden sheds.





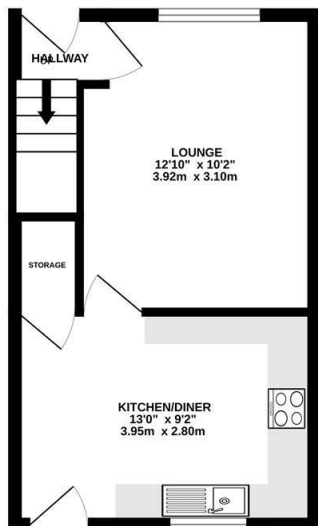
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Know any property instantly

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.

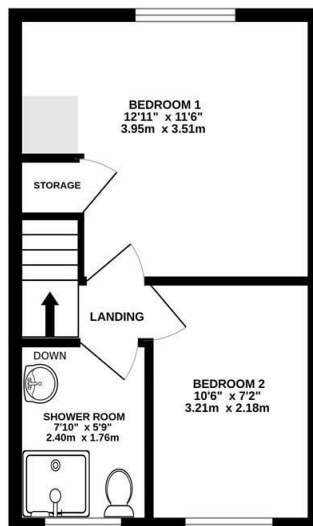
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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, electric stove, kitchen appliances, 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		
(81-91) 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<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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