



11 Church Close,
North Wingfield, S42 5XD

OFFERS IN THE REGION OF

£280,000

W
WILKINS VARDY

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STUNNING DETACHED BUNGALOW - LARGE PLOT WITH PLENTY OF PARKING - SINGLE GARAGE & CARPORT

Sitting at the head of this popular cul-de-sac, this well appointed detached bungalow includes a modern kitchen with shaker style units and integrated appliances, a good sized living room with feature fireplace and bay window, two good sized bedrooms and a contemporary shower room. The property also boasts a fantastic triple aspect garden room overlooking a low maintenance plot with plenty of off street parking and garaging. A shed and greenhouse are also included.

Church Close is situated just off Church Lane, therefore having a fairly semi rural feel whilst being close to the amenities in North Wingfield and Clay Cross. There are also good transport networks towards the M1 Motorway and Chesterfield.

- Superbly Presented Detached Bungalow on Generous Plot
- Modern Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms
- Detached Single Garage, Carport & Ample Car/Caravan Standing Space
- Popular Cul-de-Sac Position with Semi Rural Surroundings
- Generous Bay Fronted Living Room with Fireplace
- Garden Room with French doors opening onto the Rear Garden
- Modern Shower Room
- Enclosed Low Maintenance Rear Garden
- EPC Rating: E

General

Electric heating

uPVC sealed unit double glazed windows and doors

Oak internal doors throughout

Gross internal floor area - 57.6 sq.m./620 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed side entrance door opens into an ...

Entrance Porch

Having an internal door opening into an ...

'L' Shaped Entrance Hall

Fitted with LVT flooring and having a built-in airing cupboard housing the hot water cylinder.

Kitchen

8'5 x 8'2 (2.57m x 2.49m)

Being part tiled and fitted with a modern range of shaker style wall, drawer and base units with under unit lighting and complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include a washing machine, electric oven and 4-ring hob with splashback and extractor hood over.

Space is provided for a fridge/freezer.

Vinyl flooring.

Shower Room

Fitted with a modern white 3-piece suite comprising a fully tiled shower cubicle with electric shower, semi recessed wash hand basin with vanity unit below and a concealed cistern WC having a tiled splashback.

Vinyl flooring.

Living Room

16'9 x 13'2 (5.11m x 4.01m)

A generous bay fronted reception room having a feature marble fireplace with inset electric fire.

Bedroom One

11'6 x 9'2 (3.51m x 2.79m)

A good sized rear facing double bedroom.

Bedroom Two

9'4 x 7'1 (2.84m x 2.16m)

A rear facing double bedroom having French doors opening into a ...

Garden Room

9'11 x 8'11 (3.02m x 2.72m)

Being triple aspect and fitted with vinyl flooring. uPVC double glazed French doors overlook and open onto the rear of the property.

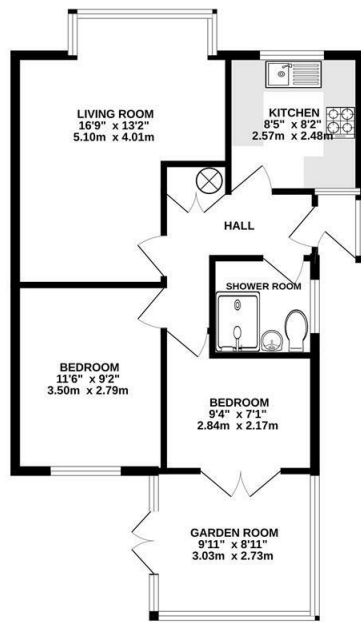
Outside

To the front of the property there is a lawned garden and well stocked borders of plants and shrubs. A driveway provides ample off street parking for several vehicles and leads to a detached single brick built garage which has an electric roller door and side personnel door, together with a carport.

A gate gives access to the enclosed low maintenance rear garden, which comprises of a paved patio and covered seating area, a hardstanding area with a greenhouse and a timber potting shed.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 here 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(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



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 fire, 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.



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

wilkins-varDY.co.uk