



132 Chesterfield Road,
North Wingfield, S42 5LE

OFFERS IN THE REGION OF

£350,000

W

WILKINS VARDY

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£350,000

SUPERB 0.18 ACRE PLOT - LARGE GARAGE & WORKSHOP/STORE - SEMI RURAL POSITION BACKING ONTO ADJACENT FARMLAND

This property, built in the 1960s, boasts four reception rooms, three cosy bedrooms, and a well-maintained bathroom. The house sits on a fantastic plot, offering ample space for outdoor activities and gardening enthusiasts.

One of the highlights of this property is its unique location, backing onto beautiful farmland, providing a tranquil and scenic backdrop to your daily life.

For those with a passion for DIY or car enthusiasts, the large workshop and garage are perfect for pursuing hobbies or storing equipment. Additionally, the property features parking space for a number of vehicles, ensuring convenience for you and your guests.

Situated in a semi-rural position, this house offers the best of both worlds - a peaceful countryside setting while still being within easy reach of local amenities and transport links.

- Substantial Detached Family Home on 0.18 Acre Plot adjacent to Open Farmland
- Modern Fitted Kitchen with Integrated Appliances
- Ground Floor Cloaks/WC & First Floor 4-Piece Family Bathroom
- Two Useful Attached Stores which could be converted to form a Home Office/Studio (subject to consents)
- EPC Rating: D
- Four Reception Rooms
- Three Good Sized Bedrooms
- Attached Single Garage & Ample Off Street Parking
- Extensive Lawned Garden to the Side

General

Gas central heating (Worcester Greenstar RI Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 175.4 sq.m./1888 sq.ft. (Including Garage & Storage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door with glazed side panel opens into a ...

Entrance Hall

Being tiled.

Cloaks/WC

Fitted with a 2-piece suite comprising a wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Living Room

19'10 x 16'0 (6.05m x 4.88m)
A spacious front facing reception room having a wall mounted electric fire, and downlighting.
An open tread staircase rises to the First Floor accommodation.
French doors with matching side panels open into dining room, and a further door gives access into a ...

Study

9'10 x 7'11 (3.00m x 2.41m)
A versatile front facing reception room having downlighting.

Dining Room

9'0 x 8'11 (2.74m x 2.72m)
A rear facing reception having solid oak flooring and downlighting.
Doors from here give access into the kitchen and sitting room.
uPVC double glazed French doors overlook and open onto the rear of the property.

Sitting Room

16'5 x 9'10 (5.00m x 3.00m)
A good sized dual aspect reception room having a tiled floor with under floor heating and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.

Kitchen

10'4 x 9'2 (3.15m x 2.79m)
Being fully tiled and fitted with a range of cream hi-gloss soft close wall,

drawer and base units with under unit and plinth lighting, plinth heater and complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, dishwasher electric double oven and 5-ring gas hob with extractor hood over.
Tiled floor and downlighting.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'8 x 9'11 (3.86m x 3.02m)
A good sized front facing double bedroom having downlighting. A door gives access to a walk-in storage area.

Bedroom Two

12'8 x 8'11 (3.86m x 2.72m)
A good sized rear facing double bedroom having a range of fitted furniture to include wardrobes and overhead storage.
Downlighting.

Bedroom Three

9'7 x 9'1 (2.92m x 2.77m)
A good sized front facing single/small double bedroom having downlighting.

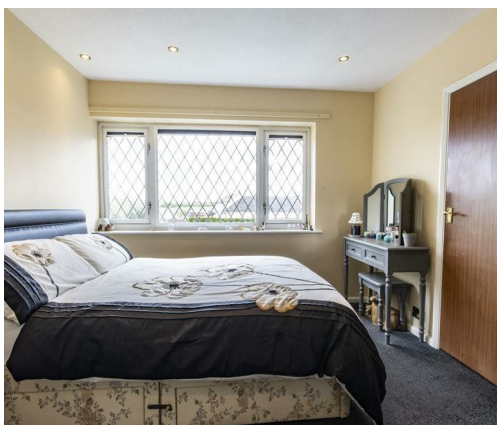
Family Bathroom

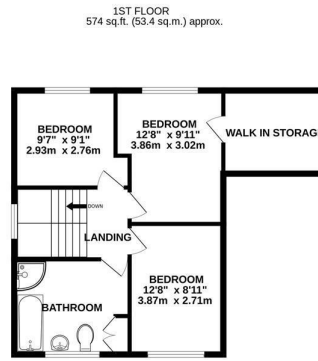
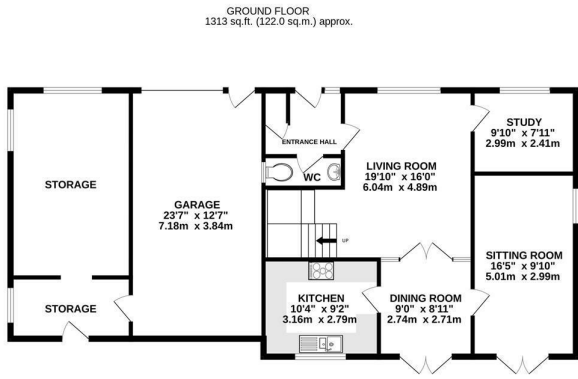
Being fully tiled and fitted with a white 4-piece suite comprising a panelled bath, corner shower cabin, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing a hot water cylinder.
Chrome heated towel rail.
Tiled floor with under floor heating and downlighting.

Outside

To the front of the property there is a lawned garden and a substantial concrete driveway providing ample off street parking and leading to an Attached Single Garage, having light, power and space and plumbing for a washing machine. A door to the rear of the garage gives access into a Storage Area (11'5 x 5'10) having a window and uPVC double glazed door opening onto the rear of the property. An opening from here heads to a second Storage Room (17'7 x 11'5) being dual aspect. Both of these areas have the potential to be converted into a Home Office or Studio subject to obtaining the necessary consents.

To the side of the property there is a substantial lawned garden, whilst to the rear there is a hardstanding area with a greenhouse and an opening leading through to a further concrete patio/seating area and a small lawn.





TOTAL FLOOR AREA: 1888 sq.ft. (175.4 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		78
(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 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.



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