



Parks Avenue, South Wingfield, DE55 7NN

With views of wooded countryside and Wingfield Manor on the edge of this popular village, this home has a driveway with parking for two vehicles, a rear garden with sheltered seating area, front garden with decking and lots of storage space throughout.

Located towards the end of a long cul-de-sac, on the ground floor of this home is an entrance hallway, with doors to a spacious lounge-diner and kitchen (then on through to two large outbuildings and the rear garden). To the first floor are two double bedrooms and the family bathroom. The loft room is accessed through one of the bedrooms and is a versatile space, with views over rooftops to the surrounding countryside.

This home is a three minute walk to the local primary school and there are countryside walks in all directions. The renowned Bluebell pub and restaurant attracts customers from far and wide, so it's a joy to be so near! The other pub in the village - The Old Yew Tree Inn - and Pesto at The Peacock in neighbouring Oakerthorpe are also both within walking distance. This pretty village is also home to Wingfield Manor (a ruined manor house managed by English Heritage), the 13th century All Saints church, a parish hall and the recently renovated Wingfield train station (now an events space).

- Tremendous value for money - 2 bedrooms and loft room
- Front garden with decking and wooded countryside views
- Close to village school, countryside walks and two pubs
- In quiet location in popular village
- Great starter home or family home with views towards Wingfield Manor
- Rear garden with pergola and sheltered seating
- uPVC double glazing and EPC rating 'C'
- Council Tax band A
- Versatile brick outbuildings and three sheds
- Driveway with parking for two vehicles

£175,000

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Front of the home

The long front garden includes a tarmac parking area with space for two vehicles to park. A path on the right leads up alongside the lawn and tall Italian cypress tree to the large decking area in front of the home. From this elevated position, you have views beyond the village to wooded countryside to the south and west. There is space beside the house for a shed and a timber gate here leads through to the rear garden. Beside the front door is an outside light. Enter the home through a part-glazed front door with chrome handle and letterbox.

Entrance Hallway

With a quarry tiled floor and ceiling light fitting, the hallway has matching part-glazed pine doors with decorative glass through to the lounge-diner and kitchen. Stairs on the right lead up to the upper floors and there is a tall window here too.

Lounge-Diner

19'8" x 10'11" (6 x 3.35)

This large room is flooded with natural light through the wide south facing window and another window at the opposite end of the room, which looks out to the rear garden. With pine laminate flooring and two ceiling light fittings, the room has plenty of space for sofas, a TV cabinet, 4-6 seater dining table and additional furniture.

The fireplace is now purely decorative and has a brick surround and tiled hearth and mantelpiece. There are also two radiators and skirting boards in this bright and airy room.

Kitchen

12'7" x 7'4" (3.85 x 2.25)

The country style kitchen has a tiled floor and wide north facing window. The L-shaped worktop has tiled splashbacks and a range of low level cabinets and drawers whilst, above, the distinctive coloured cabinets offer yet more storage space. Set within the worktop is an integral four-ring electric hob with gas oven beneath and extractor fan above. Beneath the window, which looks out to the rear garden, is a Franke integral 1.5 stainless steel sink and drainer with chrome mixer tap.

The room also includes a wall-mounted crockery rack, ceiling light fitting, radiator and under-stairs pantry cupboard. A door leads out to two brick outbuildings and a covered passage with lockable doors to the front and rear gardens.

Store

5'10" x 2'9" (1.8 x 0.84)

This brick-built store has lighting and houses the Worcester boiler.

Utility

6'6" x 5'10" (2 x 1.8)

With space and plumbing for a washing machine, tumble dryer and additional appliances, this brick-built room has a tall frosted window, shelving, power and lighting. The adjoining covered passage has wall-mounted storage for garden tools.

Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the first floor landing. Here, there is a tall east facing window on the right, a ceiling light fitting and matching pine doors with brass handles into the bathroom and two double bedrooms (and on up to the loft room).

Bathroom

6'4" x 5'10" (1.95 x 1.8)

The bath has chrome taps and a tiled surround, with Mira electric shower above. The ceramic pedestal sink has chrome taps and there is a ceramic WC with integral flush. With modern oak-effect laminate flooring, the room also includes a frosted double-glazed window, ceiling light fitting, extractor fan and radiator.

Bedroom One

10'5" x 10'0" (3.2 x 3.07)

Located at the rear of the home, this large double bedroom has a north facing window over the rear garden. It is carpeted and has a radiator, ceiling light fitting and deep full-height fitted cupboard in three sections.



Bedroom Two

14'4" x 9'4" (4.37 x 2.85)

This large double bedroom at the front of the home has a wide south facing window with elevated views over rooftops to the wooded hilly countryside beyond. With stripped pine floorboards, the room has a radiator, ceiling light fitting and plenty of space for a double or king size bed and furniture. A pine door opens to reveal a staircase up to the loft room.

Loft Room

17'8" x 8'9" plus eaves (5.4 x 2.67 plus eaves)

Carpeted stairs with a handrail on the right lead from Bedroom Two up to this versatile loft room. The room is carpeted and has two Velux windows, a ceiling light fitting and lots of eaves storage on both sides. This is suitable for a variety of uses and could be a games room, home office, play room or hobby room.

Rear Garden

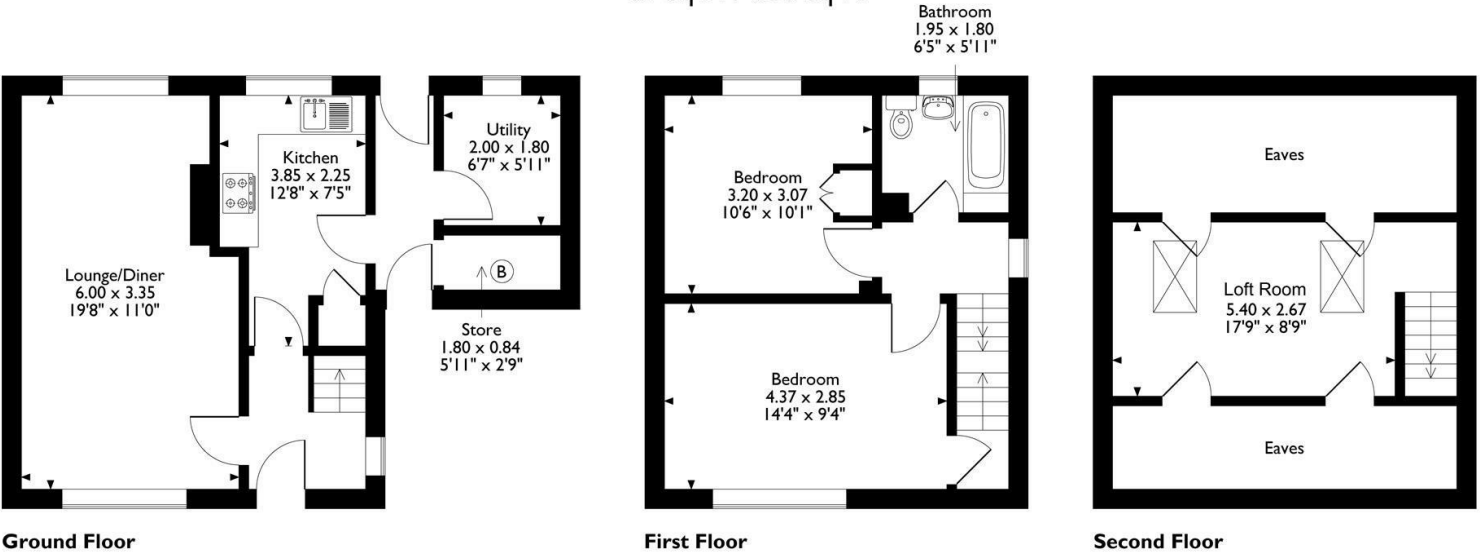
Private and quiet, the garden has a large dining patio area and two steps up to the huge pergola with a sheltered, covered seating area beneath. The log burner and flue means that this is a usable space throughout the year. The garden also includes a fish pond and planted borders, with a Monterey cypress tree and Portuguese laurel tree.

There are two large sheds, timber fences on three sides and an outside tap and outside light. It is a very pleasant and sociable space for friends and family to gather in the sunshine or shade.

N.B. EPC pending



58 Parks Avenue
Approximate Gross Internal Area
87 Sq M / 936 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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 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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