



21 Robincroft Road, Wingerworth, Chesterfield, S42 6SA
£250,000



GUIDE PRICE - £250,000 TO £260,000

Nestled in the charming Robincroft Road of Wingerworth, Chesterfield, this delightful 2-bedroom detached bungalow is a true gem waiting to be discovered.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day. The property boasts two well-appointed bedrooms, ideal for a small family or those looking for a guest room or home office space. The bathroom offers convenience and comfort, catering to your everyday needs.

One of the highlights of this property is the attic room with a Velux window, providing a versatile space that can be transformed into a study, playroom, or additional bedroom to suit your lifestyle.

The conservatory at the rear of the house offers a tranquil spot to enjoy your morning coffee while overlooking the generous gardens, creating a peaceful oasis right at your doorstep. The abundance of natural light streaming through the double glazed windows enhances the spacious feel of the property, making it a welcoming and bright living space.

With gas central heating, you can stay warm and cosy during the colder months, ensuring your comfort all year round. The excellent location of this property means that shops are conveniently located nearby, adding to the convenience of daily living.

This property is available with no chain, making it a hassle-free option for those looking to make a swift move. Don't miss out on the opportunity to make this charming bungalow your new home sweet home.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

A warm and welcoming space which has a radiator and carpeted flooring. It provides access to both bedrooms, living room, Kitchen and Bathroom.

Living Room

17'10" x 14'2" (5.45 x 4.32)

The Living Room is extremely spacious. It is located to the front of the property and has carpeted flooring, radiator and 2 double glazed windows.

Kitchen Diner

11'11" x 10'10" (3.64 x 3.31)

The Kitchen Diner is located to the rear of the property. It is spacious and has a radiator, carpeted flooring and a large double glazed window. There are ample wall and base units with worktop and single sink with drainer. There is an integrated electric oven and hob with extractor fan over. Access is given out to the side of the property and also to some large storage cupboards.

Bedroom One

11'11" x 10'10" (3.64 x 3.31)

This is a spacious double bedroom located to the front of the property which has a radiator, double glazed window and carpeted flooring. It also boasts integrated wardrobes and drawers.

Bathroom

5'5" x 8'4" (1.67 x 2.55)

The Bathroom is a very good size and is located to the rear of the property. It has tiled flooring and walls, chrome heated towel rail and double glazed window with obscured glass. There is a four piece bathroom suite in white which includes a low flush WC, Bidet, Pedestal wash basin and bath tub with shower over.

Bedroom Two

9'10" x 10'10" (3.02 x 3.31)

This is a spacious double bedroom located to the rear of the property. It has carpeted flooring, a radiator and double glazed French Doors leading out to the Conservatory.

Conservatory

7'10" x 10'0" (2.41 x 3.05)

A great addition to the property giving excellent views to the rear garden. It has carpeted flooring, radiator and access out to the garden also.

FIRST FLOOR

Attic Room

10'9" x 10'3" (3.29 x 3.14)

A good size room which has carpeted flooring and a large Velux window. There is also a handy storage cupboard.

EXTERNAL

Front Garden

To the front of the property are beautiful gardens with a small lawn and flower beds. A spacious driveway the leads up the side of the property to the garage located to the rear. On Street parking is also available.

Rear Garden

The Rear garden is beautiful. It is fully enclosed and has a patio area near the house along side a large lawn and flower beds bordering the garden. Access is given to the garage which is a very good size and even boasts electric and water.

Viewing

Strictly by appointment with the selling agents. Please contact Marc or Rachael on 01246 232156 / residential@wtparker.com

EPC Rating

D/65

Council Tax Banding

Band C

North East Derbyshire District Council

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

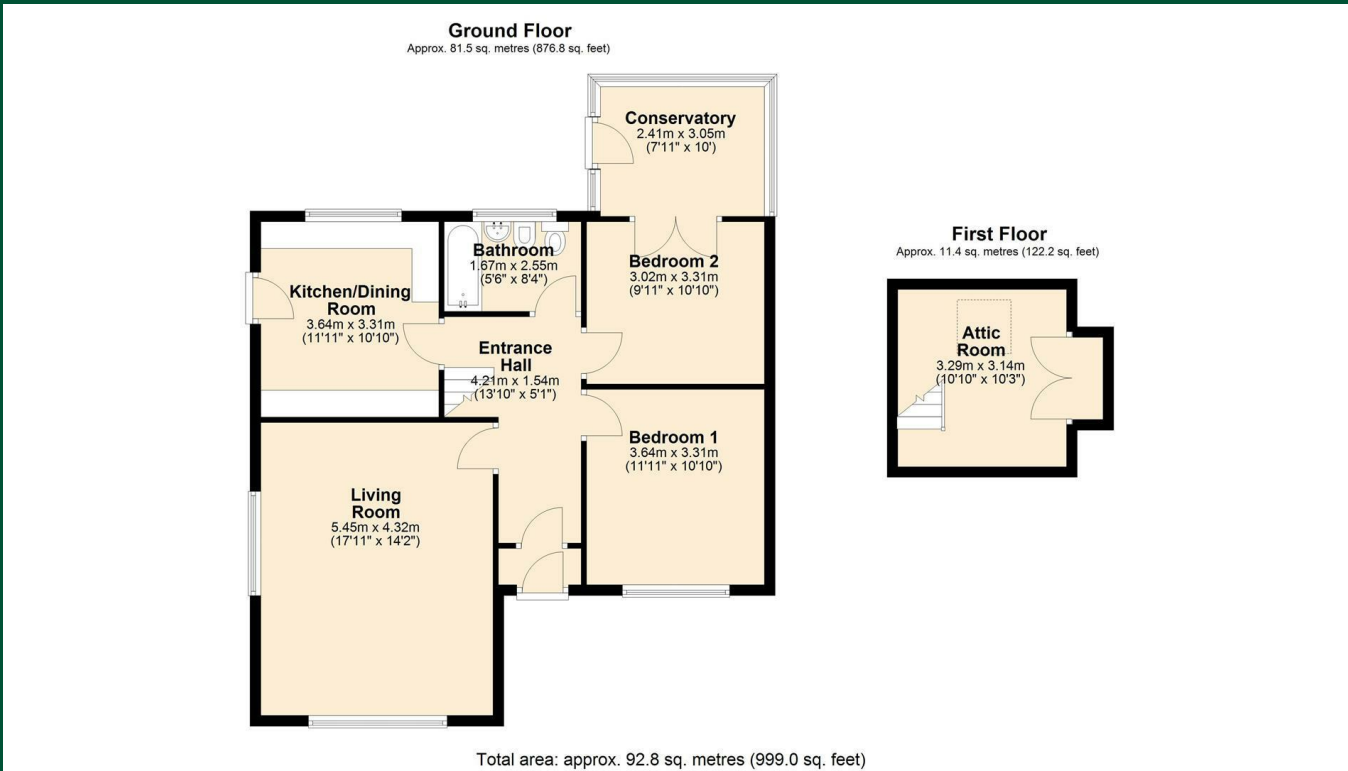
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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