



Black Sail Top Road Hardwick Wood, Wingerworth, Chesterfield, S42  
6RQ  
£720,000





Potential building plot subject to planning with private entrance from Middle Road.

Nestled in the charming village of Wingerworth, Chesterfield, this detached bungalow is a true gem waiting to be discovered. Boasting two spacious reception rooms, four cosy bedrooms, and three modern bathrooms, this property offers ample space for comfortable living.

The property's interior exudes warmth and style, providing a welcoming atmosphere for you and your family. With four double bedrooms, there is plenty of room for everyone to have their own space. The three bathrooms ensure no more waiting in line during the morning rush.

Situated on a large plot, this bungalow presents an exciting opportunity for development (STP). Imagine the possibilities of creating your own outdoor oasis or expanding the current living space to suit your needs.

Parking will never be an issue with the gated driveway and space for up to six vehicles, making it convenient for both residents and guests. The potential for multiple vehicles to park adds a practical touch to this already impressive property.

Don't miss out on the chance to own this delightful bungalow in a sought-after location. Book a viewing today and envision the endless possibilities that this property holds for you and your loved ones.

Call now to view 01246 232156





## GROUND FLOOR

### Entrance Hallway

11'1" x 8'1" (3.39 x 2.48)

Providing access to the Hall and to the first floor via stairs.

### Living Room

11'1" x 18'0" (3.38 x 5.50)

A spacious Living Room located to the front of the property. It has carpeted flooring, radiators and a large double glazed bay window. Also includes a large cinematic, flat screen TV.

### Dining Room

18'2" x 10'8" (5.55 x 3.26)

The Dining Room is spacious and boasts carpeted flooring and large double glazed window with radiator below. Also includes a large flat screen TV.

### Bedroom Four - Study/Office

16'1" x 11'10" (4.91 x 3.63)

A great addition which has carpeted flooring and a large double glazed window with radiator below. Also includes a large flat screen TV. This room is currently being used as an Office.

### Kitchen Diner

11'9" x 15'2" (3.59 x 4.63)

A spacious Kitchen Diner which has wood effect laminate flooring, double glazed sliding doors providing access out to the rear garden and radiator. There are ample wall and base units including an island with cupboards and worktop with Breakfast Bar. Integrated appliances include electric oven and hob with extractor fan over, undercounter Wine Fridge and 1.5 sink and drainer with mixer tap. Also includes a large flat screen TV.

### Bathroom

7'10" x 11'6" (2.40 x 3.51)

A spacious bathroom located to the rear of the property which has tiled flooring and walls, heated towel rail and double glazed window with obscured glass. The suite includes a low flush WC, Bidet, Vanity sink and large bath tub with high specification shower and jet stream.

## FIRST FLOOR

### Landing

This is carpeted and provides access to all three bedrooms and the main bathroom.

### Bedroom One

21'5" x 14'3" (6.55 x 4.35)

A spacious double bedroom which has carpeted flooring, radiators double glazed Velux window and double glazed French Doors leading out to a small balcony overlooking the Rear Garden. It also provides access to it's own En-Suite. Also includes a large flat screen TV.

### En-Suite

8'9" x 4'4" (2.68 x 1.34)

A good sized En-Suite which has carpeted flooring, heated towel rail, low flush WC, wash basin with storage below and large corner shower cubicle.

### Bedroom Two

21'5" x 10'2" (6.55 x 3.12)

An extremely spacious double bedroom which has carpeted flooring, radiators, a double glazed Velux window and double glazed French Doors leading out to a further balcony also overlooking the Rear Garden. Also includes a large flat screen TV.

### Shower Room

8'9" x 8'3" (2.68 x 2.52)

A spacious room which has tiled flooring and part tiled walls with double glazed Velux window. There is a low flush WC, wash basin and corner shower cubicle.

### Bedroom Three

9'0" x 12'11" (2.75 x 3.96)

A spacious double located to the front of the property. It has carpeted flooring, radiator and double glazed Velux window.

## EXTERNAL

### Front

A beautifully presented property which is accessed via a spacious gated driveway which has ample parking for multiple vehicles including access down the side of the property to the garage at the rear. The side of the property also boasts an electric car charging point.

### Rear Garden

The Rear Garden is extremely large and includes a patio area alongside a grassed area all the way to the bottom of the garden with gated access out to Middle Road. There is potential for a building plot at the bottom of the garden but will be subject to planning consents.

### EPC Rating

D/55

### Viewing

Strictly through the agents Marc or Rachael on 01246 232156 / residential@wtparker.com

### Council Tax Banding

Band F - 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.

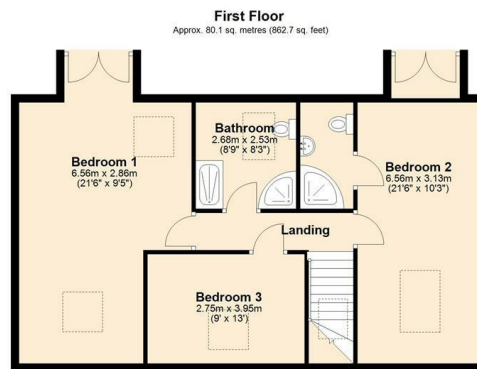
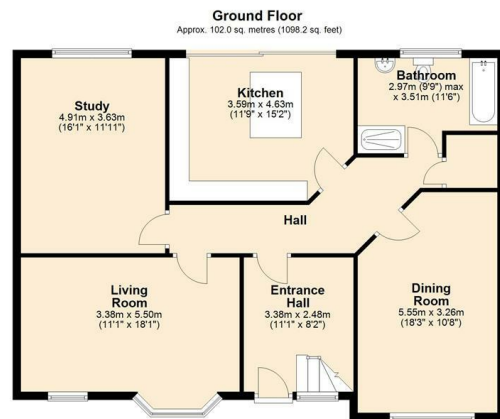












Total area: approx. 182.2 sq. metres (1960.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

