



8 Edinburgh Road, Wingerworth, Chesterfield, S42 6SQ
£235,000



* Traditionally-Styled Detached Bungalow * Two Double Bedrooms plus Two Attic Rooms * Lounge with Picture Window to Front * Breakfast Kitchen with Rear Aspect and Door to Garden * Refitted Shower Room with Large Walk-in Shower Enclosure * UPVC Double Glazed Conservatory * Delightful Front & Rear Gardens * Driveway, Car Port & Garage * Gas Central Heating * UPVC Double Glazed Windows & Doors * Popular and Well Served Location * No Upward Chain

Occupying a truly delightful position within close proximity to local amenities, this detached bungalow offers the usual benefits of single storey living as well as having the advantage of first floor accommodation created by way of a loft conversion. The accommodation is extremely well proportioned throughout and offers a flexible living space which will undoubtedly appeal to a variety of potential buyers. To the ground floor there is an enclosed storm porch with door to outside, a welcoming reception hall, extremely spacious lounge, breakfast kitchen, refitted shower/wet room, two double bedrooms and UPVC double glazed conservatory. To the roof space there are two attic rooms along with a storage/dressing room.

Outside, gardens are positioned to both front and rear elevations and have clearly defined boundaries. There is a driveway providing ample off street parking and leading to the attached car port and garage.

It is also worth noting that the property benefits from a refitted gas central heating boiler, has UPVC double glazed windows and doors throughout and is offered to the market with NO UPWARD CHAIN.

Call now to view 01246 232156



Ground Floor Accommodation

Storm Porch

2'5" x 5'3" (0.76 x 1.62)

With double glazed entrance door to front elevation and further door leading through to:

Reception Hall

14'3" x 5'4" (4.36 x 1.63)

A welcoming reception hall with double glazed entrance door to storm porch and radiator. Doors leading off to:

Sitting Room

18'0" x 13'11" (5.51 x 4.26)

A fabulous sitting room which enjoys a front aspect and UPVC double glazed picture window, stone fireplace along one wall with electric fireplace, radiator.

Breakfast Kitchen

11'10" x 10'10" (3.62 x 3.32)

Having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having double electric oven, gas hob, plumbing for washing machine, space for fridge freezer, ceramic tiled splashbacks, UPVC double glazed window and door leading out to the rear garden, radiator and space for breakfast table.

Bedroom

12'0" x 11'0" (3.68 x 3.36)

With range of fitted wardrobes along one wall providing ample hanging and storage facilities, UPVC double glazed picture window to front elevation and radiator.

Bedroom

9'10" x 11'0" (3.01 x 3.36)

With further range of fitted wardrobes along one wall, stairs leading to first floor accommodation and radiator.

Opening up to:

UPVC Double Glazed Conservatory

7'2" x 10'4" (2.20 x 3.17)

Being of UPVC double glazed construction and with full height glazed panels and sliding door leading to the rear garden.

First Floor Accommodation

Attic Room One

21'9" x 9'8" (6.63 x 2.97)

With UPVC double glazed window to side elevation and radiator. Also having large walk-in storage closet providing useful storage.

Attic Room Two

9'1" x 9'8" (2.79 x 2.97)

With UPVC double glazed window to side elevation and radiator.

Outside

To the front of the garden there is a lovely landscaped garden and driveway providing ample off street parking and leading to the attached car port and garage. The rear garden has been landscaped in tiers and is predominantly laid to lawn with flower borders containing a variety of mature plants, trees and shrubs. There are also delightful patio areas along with clearly defined fenced boundaries and a timber garden shed.

Viewing

Strictly by arrangement with the agents on 01246 232156

Council Tax Banding

Band C - Chesterfield Borough Council

EPC Rating

TBC - currently in production

Important Note

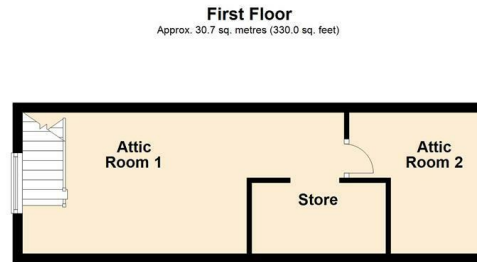
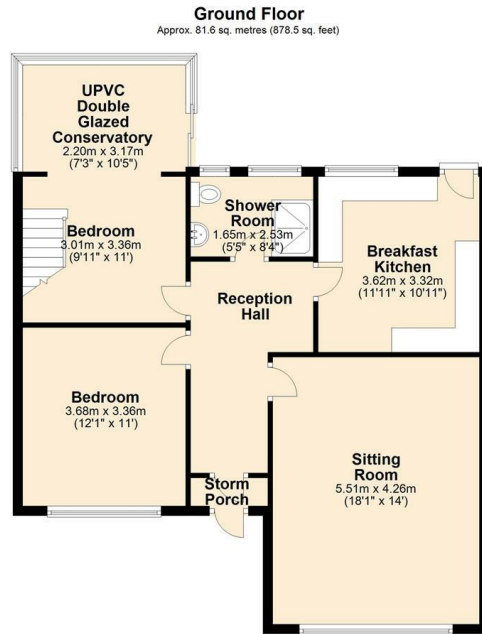
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Total area: approx. 112.3 sq. metres (1208.5 sq. feet)

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			
		59	80
England & Wales		EU Directive 2002/91/EC	



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