



w**ards**
estate agents

3 Florence Road

Wingerworth, Chesterfield, S42 6SW

£245,000

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Offered with No Chain, early viewing is recommended of this TWO DOUBLE BEDROOM DETACHED BUNGALOW which is situated on this superb corner garden plot in this extremely sought after cul de sac setting within this extremely desirable semi rural location. Within easy reach of various local amenities, reputable schools & on the edge of Superb Open Countryside in the Heart of the Sought After Village of Wingerworth,

Internally the accommodation requires some updating & benefits from gas central heating, uPVC double glazing and comprises of entrance hall, reception room, rear fitted kitchen/diner, family bathroom with 3 piece suite and two double bedrooms.

Driveway provides ample car standing spaces and leads to the Detached Garage. Good sized gardens to three sides, having substantial boundaries and are stocked with an abundance of plants, shrubs & fruit trees.

Additional Information

Vacant Possession
uPVC double glazing
Gas central heating - Boiler is 7 years old
Fully Re-wired in 2016
Gross Internal Floor Area - 81.4 Sq.m / 876.0 Sq.Ft.
Council Tax Band - C
Primary School Catchment Area - Deer Park School

Spacious Entrance Hall

14'6 x 8'5 (4.42m x 2.57m)
uPVC entrance door. Access to the loft space.

Reception Room

17'1 x 13'11 (5.21m x 4.24m)
Front and side aspect windows provide a light & airy living space. Stone fireplace with side plinths. Marble Hearth with electric remote control fire.

Fitted Kitchen Diner

12'8 x 10'9 (3.86m x 3.28m)
Comprising of a range of base and wall units with work surfaces over. Inset sink with tiled splash backs. Space for cooker and washing machine. Gas central heating boiler (7 years old and serviced annually) Rear uPVC door giving access to the driveway and both front and rear gardens.

Inner Hallway

Front Double Bedroom 2

Front Double Bedroom 1

12'0 x 11'2 (3.66m x 3.40m)
Front aspect uPVC window

Rear Double Bedroom 2

10'1 x 11'2 (3.07m x 3.40m)
Rear aspect uPVC window.





Family Bathroom

5'6 x 8'5 (1.68m x 2.57m)

Comprising of a bath with shower over, pedestal wash hand basin and low level WC.

Outside

Good sized enclosed corner plot with driveway which provides car parking spaces and leads to the Detached Garage. Lawns to the side and rear garden with mature plants, fruit trees and plants.

Detached Garage

15'11 x 8'0 (4.85m x 2.44m)

With light, power(separate fuse box) and roller door.



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

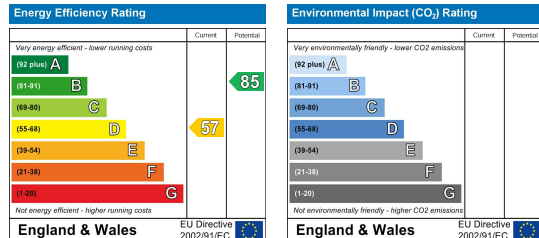


Total area: approx. 81.4 sq. metres (876.0 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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