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estate agents

26 Nethermoor Road

Wingerworth, Chesterfield, S42 6LJ

Guide price £500,000

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Price Guided £500,000-£535,000

Early Viewing is absolutely imperative to fully appreciate this outstanding THREE BEDROOM/TWO BATHROOM EXTENDED PERIOD BAY FRONTED DETACHED FAMILY HOUSE with truly stunning panoramic SOUTH WEST FACING REAR PLOT BACKING ONTO FARMLAND!!

Situated in one of Wingerworth's most desirable locations, with a semi rural setting and being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre and on the edge of the Peak District.

Neutrally decorated and well presented throughout the generously proportioned versatile family living space offers entrance hall, bay fronted reception room being open plan to the dining room, fitted kitchen, utility, ground floor shower room and superb garden room with tri-fold doors onto the rear landscaped gardens. To the first floor principal double bedroom with fantastic rear countryside views, second double and versatile third bedroom which could be used for office or home working space and exquisite family bathroom with 3 piece White suite.

To the front of the property there is original stone boundary walling, fabulous cobble block extensive driveway which provides ample car parking for several vehicles. Mature flower and shrubbery borders along with well established trees. Attached Garage with remote door and uPVC rear door.

Well tended and manicured enclosed SOUTH WEST FACING rear garden! Comprising of a deck seating area with steps down to a well tended lawn area with side flower beds stocked with an abundance of mature shrubs set in decorative gravel beds having a garden pond inset. Garden shed, outside lighting and water tap.





Additional Information

Gas Central Heating-Worcester Bosch Condensing Boiler-serviced
uPVC double glazed windows
Gross Internal Floor Area- 135.0 Sq.m/1452.7 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area-Tupton Hall School

Entrance Hall

10'4" x 8'11" (3.15m x 2.72m)

Front composite entrance door into the hall. Fitted with parquet flooring and having a built-in under stair cupboard. A staircase rises to the first floor accommodation.

Reception Room

11'10" x 10'11" (3.61m x 3.33m)

A spacious family living room with feature front aspect bay window. Open plan through to the dining room.

Dining Room

12'11" x 10'11" (3.94m x 3.33m)

Generous second reception room with French doors opening into the Conservatory/Garden Room

Partly Tiled Kitchen

12'9" x 8'11" (3.89m x 2.72m)

Comprising of a range of beech double wall unit, corner base unit with complementary work surfaces over. Inset single sink unit with mixer tap. Integrated appliances include an electric oven and 4 ring gas hob with extractor above. Space and plumbing for washing machine(not included) and fridge. Tiled flooring. Door to the entrance hall. Stable door to the Garden Room.

Impressive Garden Room

15'3" x 14'3" (4.65m x 4.34m)

A superb Garden room having a feature new Vaulted Ceiling. Glass block wall and tiled floor with underfloor heating. TRI-FOLD doors overlook and open onto the rear decked seating area. Access door to the Utility.

Utility Room

7'11" x 4'11" (2.41m x 1.50m)

Partly tiled and comprises of a Beech double wall unit and corner base unit with complementary work surfaces over. Integrated freezer and space for a tumble dryer. Tiled floor with underfloor heating. Door from here gives access into the attached garage and also into the Shower Room

Fully Tiled Shower Room

6'2" 4'11" (1.88m 1.50m)

Ground floor shower room which comprises of a White 3 piece suite that includes a corner shower cubicle with mixer shower, pedestal wash hand basin and low level WC. Heated towel radiator. Tiled floor with underfloor heating.

First Floor Landing

14'3" 8'11" (4.34m 2.72m)

Access via a retractable ladder to the insulated loft space.

Principal Double Bedroom

12'1" 10'3" (3.68m 3.12m)

A generous front aspect bedroom with feature bay window.



Rear Double Bedroom Two

12'11" x 10'3" (3.94m x 3.12m)

A good sized second double bedroom with rear aspect window enjoying fabulous views over the garden and countryside views beyond.

Rear Single Bedroom Three

8'11" x 8'5" (2.72m x 2.57m)

A versatile third bedroom which could also be used for office or home working space. Rear aspect window with wonderful views towards open countryside. Airing cupboard with cylinder water tank.

Exquisite Family Bathroom

8'5" 5'5" (2.57m 1.65m)

Superbly re-fitted family bathroom with waterproof DURAFIT boarding to the walls and fitted with a White modern 3 piece suite. Comprising of a panelled bath with glass shower screen and bath shower mixer taps, semi pedestal wash hand basin and concealed cistern WC. Laminate flooring. Heated Towel Rail.

Attached Garage

23'1" x 9'8" (7.04m x 2.95m)

Having a roller door, uPVC rear personal door, lighting and power. Storage space above.

Outside

To the front of the property there is original stone boundary walling, fabulous cobble block extensive driveway which provides ample car parking for several vehicles. Mature flower and shrubbery borders along with well established trees. Attached Garage with remote door and uPVC rear door.

Well tended and manicured enclosed SOUTH WEST FACING rear garden! Comprising of a deck seating area with steps down to a well tended lawn area with side flower beds stocked with an abundance of mature shrubs set in decorative gravel beds having a garden pond inset. Garden shed, outside lighting and water tap.

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



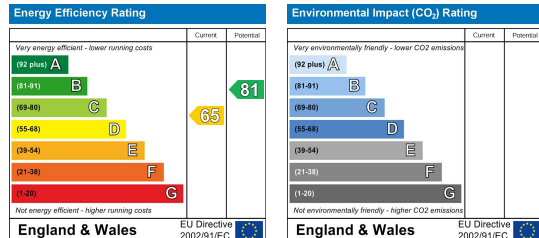
Area Map



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



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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