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estate agents

14 Nottingham Drive

Wingerworth, Chesterfield, S42 6ND

Guide price £300,000

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Price Guided £300,000-£310,000

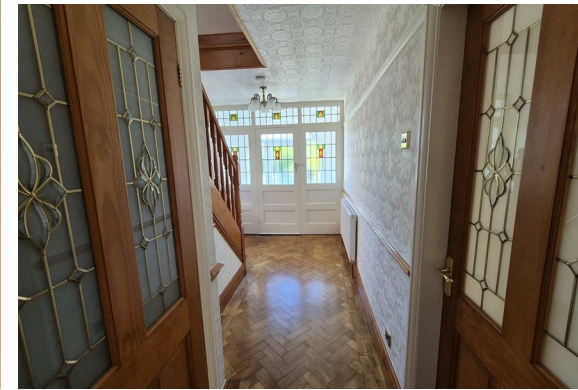
Offered with NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is imperative to fully appreciate this EXTENDED THREE BEDROOM SEMI DETACHED PERIOD FAMILY HOUSE! 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.

Internally the impeccably presented family accommodation benefits from gas central heating with a Combi boiler (2017) uPVC double glazing and comprises of front porch into the spacious entrance hall with feature original entrance door with beautiful stained glazing, original parquet flooring and wonderful staircase to the first floor. Excellent family through reception/dining room with replastered internal wall having sound proofing, shaker style integrated kitchen and a marvellous Orangery/Conservatory having utility area and French doors onto the patio & gardens.

To the first floor, main bedroom with bay window and fitted wardrobes, second double bedroom with quality fitted furniture. Third versatile bedroom which could be used for office or home working. Luxury 4 piece fully tiled family bathroom.

Front multi colour pebbled area with attractive soldier brickwork. There is ample parking for several vehicles including on the side driveway which leads down to the detached garage to the rear. There is a lovely feature stone slab/cobble brick sun terrace behind the garage. Impressive rear enclosed landscaped gardens with a superb cobble block patio/sun terrace area which is perfect for family/social outside entertainment! Substantial fenced boundaries recently repainted. Manicured lawns with central cobble pathway. Attractive well established fully stocked borders set with an abundance of plants shrubs and flowers.





Additional Information

Gas Central Heating-Worcester Bosch Combi(2017) with a full service history, last serviced 7/8/24
uPVC double glazed windows new in 2017-except for 2 windows
Marley Tiled Roof 2017
FloPlas guttering & fascias & soffits
Sheep wool loft insulation
Gross Internal Floor Area - 114.4 Sq.m/ 1231 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area- Tupton Hall School

Front Porch

uPVC front entrance door with glazed side panels into the porch. Original entrance door leads into the hall.

Spacious Entrance Hall

Feature original entrance door with fabulous leaded stained glass top lights & side panels which remain in excellent condition. Beautiful original Parquet wooden floor and staircase with attractive wood spindles leading to the first floor. Useful under stairs store cupboard with original trowl, electric consumer unit and tiled floor. Internal attractive pine partly glazed doors lead into the living space and under stairs cupboard.

Reception Room

12'4" x 11'11" (3.76m x 3.63m)

Well presented spacious family living room with front bay window with stained top lights. Replastered internal walls with sound proofing. Distressed Oak laminate flooring with tall skirts. Feature radiator.

Dining Room

12'11" x 11'11" (3.94m x 3.63m)

Spacious family dining room with Distressed Oak laminate flooring and tall skirts. Replastered internal walls with sound proofing. uPVC doors lead into the Conservatory.

Orangery/Conservatory

14'9" x 11'10" (4.50m x 3.61m)

Fabulous additional family living space enjoying superb views over the glorious rear landscaped gardens. Electric ceiling fan, radiator and fitted vertical blinds. Laminate flooring and French doors lead onto the superb cobble block patio and gardens.

Utility Area

6'9" x 5'10" (2.06m x 1.78m)

There is an extremely useful utility space with wall cupboards and work surface having tiled splash backs. Space for washing machine, dryer and dishwasher. The Worcester Bosch Combi boiler(2017) is located here, it is annually serviced. Quality vertical screen fitted blinds.

Integrated Kitchen

9'8" x 7'10" (2.95m x 2.39m)

Comprising a range of Shaker Oak base and wall units with complimentary work surfaces over and inset composite sink with tiled splash backs. Integrated electric oven(2017) gas hob and extractor fan above. Plinth lighting, tiled floor and uPVC glazed door leads into the Orangery.

First Floor Landing

Access to the attic space which is insulated with Sheep Wool.

Main double bedroom 1

12'4" x 11'11" (3.76m x 3.63m)

With front bay window which enjoys a pleasant aspect. Two double sliding mirror fronted wardrobes.



Rear double bedroom 2

12'11" x 11'11" (3.94m x 3.63m)

Enjoys lovely views over the rear gardens. Superb range of quality fitted bedroom furniture which includes 3 double fitted wardrobes, bedside drawers, top boxes and dressing table. Picture rail.

Front bedroom 3

7'11" x 7'2" (2.41m x 2.18m)

A versatile third bedroom which could be used for office or home working room. Enjoys a front aspect window. Range of storage top boxes. Laminate flooring and picture rail.

Luxury Family Bathroom

9'8" x 7'11" (2.95m x 2.41m)

Being fully tiled and comprising a generous shower cubicle with mains shower and screens, wood panelled bath, and wash hand basin along with low level WC are set in attractive complimentary vanity units. Feature radiator and obscure glazed window.

Outside

Front multi colour pebbled area with attractive soldier brickwork. There is ample parking for several vehicles including on the side driveway which leads down to the detached garage to the rear. There is a lovely feature stone slab/cobble brick sun terrace behind the garage.

Impressive rear enclosed landscaped gardens with a superb cobble block patio/sun terrace area which is perfect for family/social outside entertainment! Substantial fenced boundaries recently repainted. Manicured lawns with central cobble pathway. Attractive well established fully stocked borders set with an abundance of plants shrubs and flowers.

Summer House/Chalet(Nov 2023) with new roof felting 2023 (8'x10') composite decking area for family/social enjoyment. Internally there is a pine floor. Large shed/workshop(8' x 10') with new roof felting 2023 There is vinyl flooring.

Detached Garage

Concrete Sectional garage with a corrugated roof.

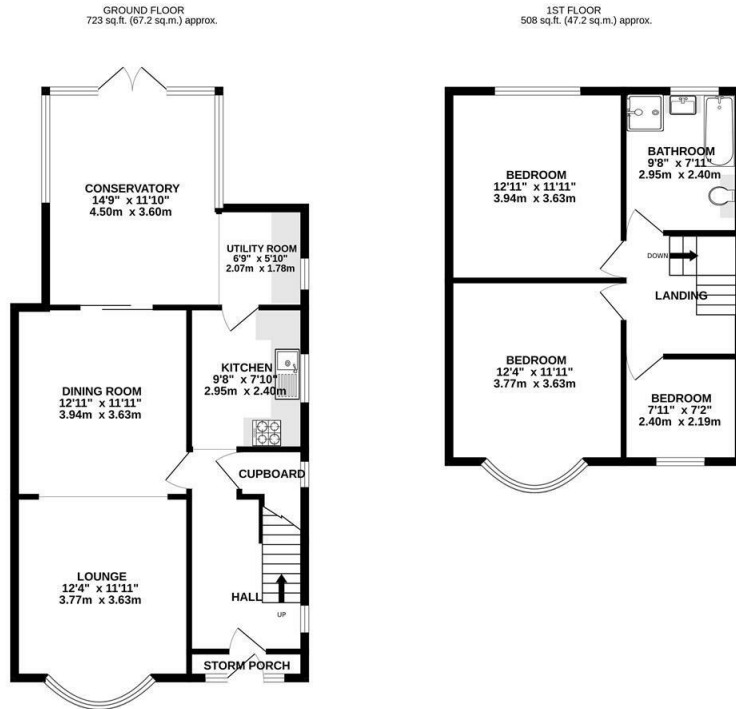
School catchment areas

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

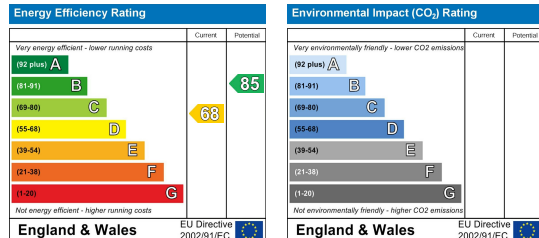


TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.

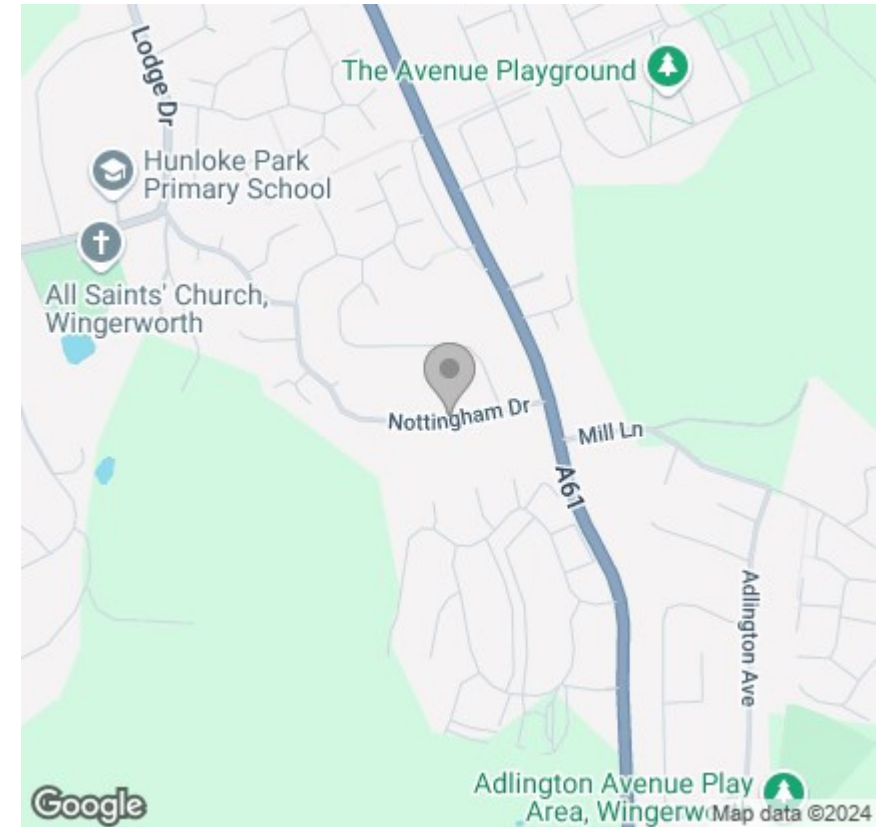
Energy Efficiency Graph



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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.

