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estate agents

5 Baker Crescent

Wingerworth, Chesterfield, S42 6GT

Guide price £425,000

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6GT

Price Guided £425,000-£435,000

This is a spectacular, impeccably presented FOUR/FIVE DOUBLE BEDROOM/THREE BATHROOM DETACHED family home of distinction, newly built house(2021), remains in SHOW-HOME CONDITION THROUGHOUT. Ideally suited to modern living, the property provides flexible, contemporary styled accommodation set across two levels- built to exacting high standards and designed to be practical and stylish!

The property sits on this popular development just outside Wingerworth, being ideally placed for the local amenities and for prestigious schools, bus services and excellent road transport links via the A61/A38 and M1 Motorway.

Benefits from Gas Central Heating with a Combi boiler(serviced Dec 23), uPVC Double Glazing & comprises of a Spacious Entrance Hall,Cloakroom/WC, Family Reception Room with feature wall panelling and French doors to the patio & gardens, Stunning Dining kitchen with Integrated Appliances & French doors again leading on to the rear garden. Utility, Versatile Dining Room/Study/Home Working or FIFTH BEDROOM. To the first floor Principal Double Bedroom with En-Suite, second double with en suite shower room, two further good sized bedrooms and attractive family bathroom with 3 piece suite.

Open plan front garden with mature planted shrubs. Paved pathway to the front door. Ample car standing space for two vehicles to the driveway which leads to the Single Semi-Detached Garage.

FABULOUS VERANDA GARDEN CANOPY having access to the superb patio & generous sized fully landscaped rear garden with substantially fenced outer boundaries. Superb Limestone Patio which provides excellent space for OUTSIDE SOCIAL ENTERTAINING/FAMILY ENJOYMENT. Generous area of artificial lawns with side raised sleeper beds set with an abundance of shrubs and plants. Outside lighting and tap.

Additional Information

Gas Central Heating-Idea Logic Combi Boiler-serviced Dec 2023
uPVC Double Glazed Windows/facias
Gross Internal Floor Area- 163.3 Sq.m/1758.2 Sq.Ft.
Council Tax Band -E
Secondary School Catchment Area - Tupton Hall School

Spacious Entrance Hall

17'7" x 7'0" (5.36m x 2.13m)

Front composite door. Useful under stairs storage. Quality Kardean flooring and radiator cover.

Cloakroom/WC

5'9" x 3'3" (1.75m x 0.99m)

Being half tiled and comprises of a two piece White suite which includes pedestal wash hand basin and low level WC





Dining Room/Study/Home Working/Bed 5

13'4" x 9'3" (4.06m x 2.82m)

A versatile room that could be utilised for a formal room, study, home working or ground floor bedroom 5

Splendid Reception Room

19'4" x 11'9" (5.89m x 3.58m)

A delightful family reception room with front aspect window and French doors to the rear limestone patio and landscaped gardens. Feature wall panelling and modern contemporary fireplace with electric fire.

Impressive Kitchen/Diner

16'6" x 12'4" (5.03m x 3.76m)

Comprehensive range of Ultra Modern contemporary base and wall units with complementary work surfaces, upstands and inset sink unit with mixer tap. Integrated Double Oven, Five Ring Hob and Chimney Extractor with stainless steel splash back. Integrated dishwasher and fridge/freezer. Quality Herringbone floor covering and down lighting. French doors with side panels lead onto the rear patio and landscaped gardens.

Utility Room

9'3" x 6'1" (2.82m x 1.85m)

Fitted with a base unit with work surface over and stainless steel inset sink. Space for washing machine. . Ideal Logic Combi Gas Central Heating Boiler(serviced Dec 2023)

First Floor Landing

11'9" x 7'11" (3.58m x 2.41m)

Access to the insulated loft space. Airing cupboard with cylinder water tank. Attractive radiator cover.

Principal Double Bedroom One

17'6" x 15'5" (5.33m x 4.70m)

A generous main bedroom with attractive wall panelling. Light and airy with dual aspect windows. Double fitted wardrobe.

En-suite Shower Room

7'11" x 6'7" (2.41m x 2.01m)

Comprising of a 3 piece suite which includes a fully tiled shower enclosure with mains shower. Low level WC and pedestal wash hand basin. Chrome heated towel rail.

Front Double Bedroom Two

10'10" x 10'9" (3.30m x 3.28m)

A second generous double bedroom with front aspect window. Built in double wardrobe.

Guest En Suite Shower Room

7'5" x 5'3" (2.26m x 1.60m)

Comprising of a 3 piece suite which includes a tiled shower enclosure with mains shower, low level WC and pedestal wash hand basin.

Rear Double Bedroom Three

10'9" x 8'2" (3.28m x 2.49m)

Third double bedroom with triple range of Maple wardrobes. Rear aspect window.

Front Double Bedroom Four

12'5" x 9'3" (3.78m x 2.82m)

Fourth double bedroom with front aspect window.

Partly Tiled Family Bathroom

7'5" x 5'6" (2.26m x 1.68m)

Comprising of a modern 3 piece White suite including bath with mains shower above and screen, pedestal wash hand basin, low level WC. Chrome heated towel rail.





Semi Detached Single Garage
20'4" x 10'2" (6.20m x 3.10m)

Outside
Open plan front garden with mature planted shrubs. Paved pathway to the front door. Ample car standing space to the driveway for two vehicles which leads to the Single Semi-Detached Garage.

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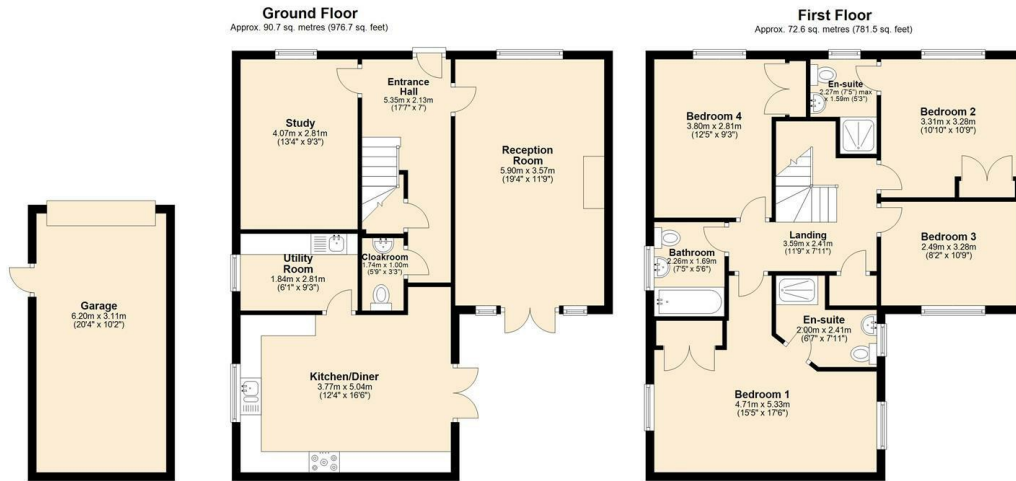
School catchment areas

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

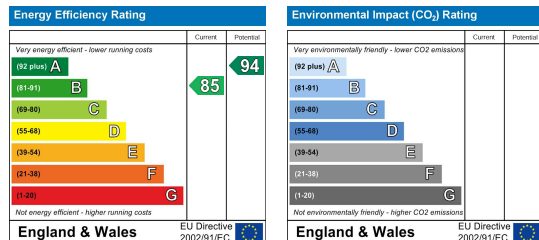


Total area: approx. 163.3 sq. metres (1758.2 sq. feet)

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.

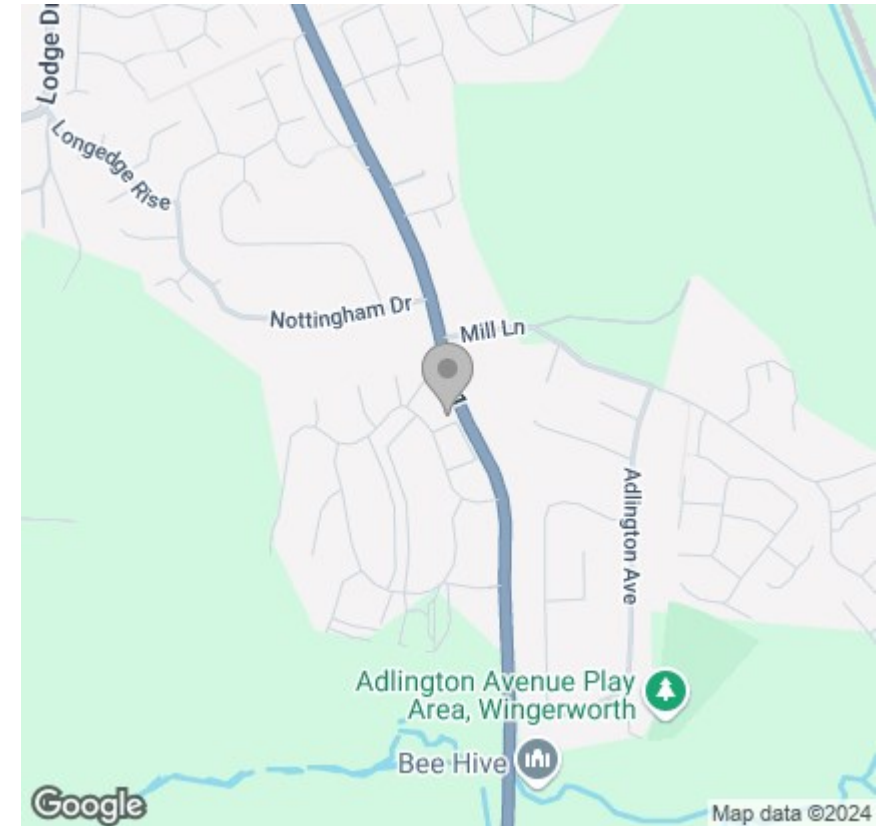
Energy Efficiency Graph



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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.

