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estate agents

33 Deerlands Road

Wingerworth, Chesterfield, S42 6UN

Guide price £325,000

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Price Guide £325,000-£350,000

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this deceptively spacious EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE which benefits from an impressive side and rear extension and fabulous garden plot with surplus amounts of car parking spaces and rear caravan parking.

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 versatile accommodation provides over 1600 sq ft of family living space and benefits from uPVC double glazing and gas central heating with a Combi Boiler (serviced) On the ground floor the entrance porch leads into the hallway, extended breakfasting kitchen, utility room, cloakroom/WC and generously proportioned extended reception/dining room with French doors onto the rear gardens. To the first floor there is a main double bedroom with fitted bedroom furniture, second double with built in wardrobe and third versatile bedroom/office/home working room. Spacious fully tiled shower room with modern 3 piece suite.

Long front tarmacadam driveway which provides ample car parking spaces and leads to a further brick block parking space with pathway leading to the front entrance. Open plan lawns. Attached garage with extensive rear workshop.

Side gate leads into the extremely generous, fully enclosed, South facing rear landscaped gardens with substantial fenced boundaries. Side double gates into the additional paved car or caravan parking space. Mature area of lawn and fully stocked, well established borders which have an abundance of plants, shrubs and perennials. Pond and water feature. Summer House, external lighting and water tap. There is an additional garden shed and greenhouse. Rear access to the work

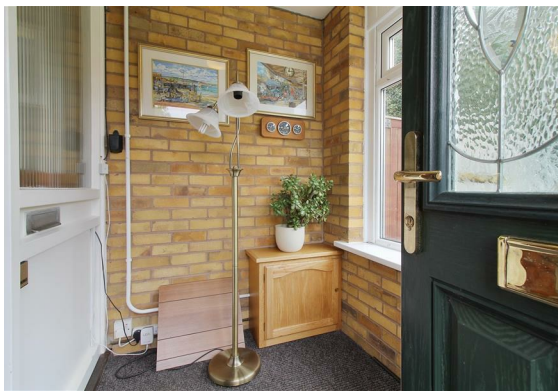
Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler - serviced
uPVC double glazed windows/facias/soffits/end ridges
Gross Internal Floor Area-148.9 Sq.m/ 1603.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Tupton Hall School

Front Porch

6'11" x 4'9" (2.11m x 1.45m)

Front Composite entrance door into the hallway





Entrance Hall
Spacious entrance hallway with stairs to the first floor. Useful under stairs store cupboard.

Fitted Breakfasting Kitchen

14'5" x 10'0" (4.39m x 3.05m)

Comprising a full range of base and wall units with complimentary work surfaces having an inset stainless steel sink unit. Space for Range Cooker with extractor fan above. Space for dishwasher.

Pantry

5'10" x 4'9" (1.78m x 1.45m)

Useful pantry storage space.

Utility Room

5'11" x 2'9" (1.80m x 0.84m)

Comprises of base and wall units with inset stainless steel sink unit. Space for washing machine and also dryer. Further store cupboard.

Separate W/C

6'1" x 2'7" (1.85m x 0.79m)

Low level WC

Extended Dining Room

19'7" x 10'7" (5.97m x 3.23m)

Fabulous extended family dining room with French uPVC doors onto the rear landscaped gardens.

Reception Room

12'10" x 10'10" (3.91m x 3.30m)

Generous family reception room with front aspect window. Panelled fireplace wall with feature fireplace having a marble back & hearth and gas-fire.

First Floor Landing

Access to the insulated loft space via a retractable ladder

Front Double Bedroom One

13'4" x 10'2" (4.06m x 3.10m)

A good sized main double bedroom with pleasant front aspect window. There is a range of bedroom furniture which includes wardrobe, bedhead, bedside cabinets and dressing table.

Rear Double Bedroom Two

10'8" x 10'2" (3.25m x 3.10m)

A second spacious double bedroom. Range of wardrobes with louvred doors. Worcester Bosch Combi Boiler - serviced.

Front Single Bedroom Three

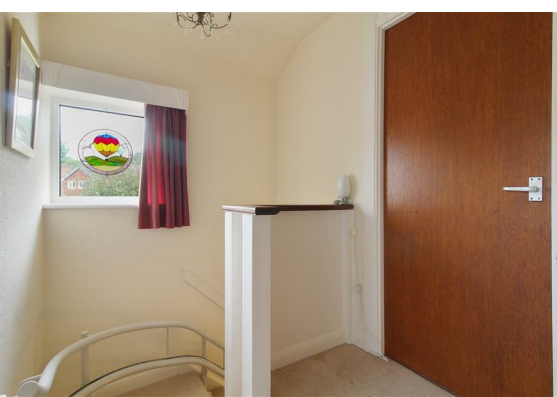
10'1" x 7'4" (3.07m x 2.24m)

A third versatile bedroom with front aspect window. Could also be used for office or home working room.

Fully Tiled Shower Room

8'2" x 7'1" (2.49m x 2.16m)

Comprising of a 3 piece suite which includes a shower cubicle with mains shower, wash hand basin set in attractive vanity cupboards. Touch screen wall mirror. Heated towel rail. Low level WC. Downlighting.





Outside

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Attached Garage

16'10" x 8'2" (5.13m x 2.49m)

Superb extended garage which has lighting and power and has a fabulous workshop with rear access door

Impressive Workshop

29'1" x 8'5" (8.86m x 2.57m)

Lighting and power. Rear uPVC access door.



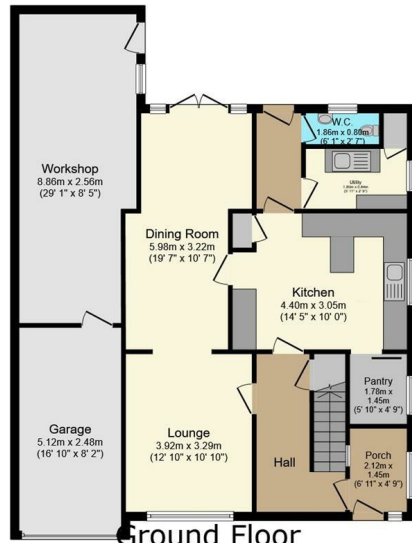
School catchment areas

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.

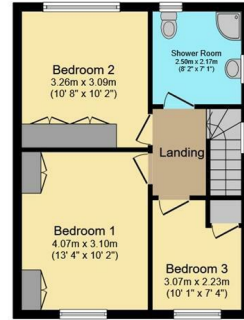


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Floor area 107.1 m² (1,153 sq.ft.)



Floor area 41.8 m² (450 sq.ft.)

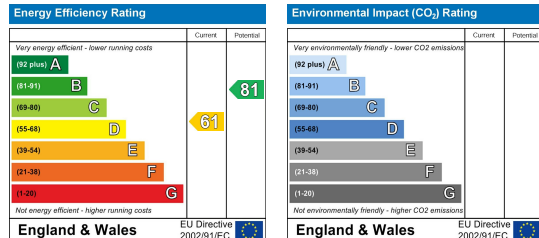
TOTAL: 148.9 m² (1,603 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

