



w**ards**
estate agents

Brathoan 3 Manor Croft

St. Lawrence Road, North Wingfield, S42 5HX

£550,000

Brathoan 3 Manor Croft

St. Lawrence Road, North Wingfield, S42 5HX

Internal Viewing is absolutely imperative to fully appreciate this truly fabulous FOUR DOUBLE BEDROOM DETACHED FAMILY HOME!! Tucked away in the corner of this exclusive cul de sac with driveway and ample car parking with attached garage. Situated in this extremely sought after and popular residential location, close to local amenities, bus routes, good commuter road links and within close proximity of the 5 PITS TRAIL perfect for walking and cycling enjoyment!

Impeccably presented interior benefits from gas central heating, uPVC double glazing and with extensive versatile family living space(over 2750 sq ft) and comprises entrance hall with feature staircase to first floor, family sitting room/additional bedroom with study area to the rear. Impressive dining kitchen with Walnut range of units with central breakfasting island. Reception Room with Double set of French doors to the Garden Room/Orangery with Velux windows and access to the rear gardens. Galleried first floor landing with access to Principal Double bedroom with quality range of 3 x double fitted wardrobes and ensuite cloakroom, two further double bedrooms both with dressing rooms and scope to create a (Jack n Jill Shower Room) subject to consents. Fourth double bedroom and Exquisite Family Bathroom with 4 piece suite.

Block paved driveway with ample parking and Integral Garage. Mature front established cottage style gardens with lighting and fabulous manicured feature Wysteria. Beautifully landscaped rear gardens with decorative lawned area with set borders. Feature stone patio circles. Further decorative features in the rear garden, tap & power point & lighting. Corner impressive decking area which is perfect for family/social outside entertaining! Summer House and Workshop/Shed. Corner Pergola area for relaxation.

Additional Information

Gas Central Heating-Worcester Bosch Boiler - serviced 2024
uPVC double glazed windows- Cream with bespoke glazing bar design.
Security Alarm System
Gross Internal Floor Area - 256.3 Sq.m/ 2758.9 Sq.Ft.
Council Tax Band -E
Secondary School Catchment Area- Tupton Hall School

Reception Entrance Hall

15'8" x 10'5" (4.78 x 3.20)

Feature front uPVC entrance door into this superb entrance hallway. Internal American Oak internal doors with polished chrome fittings. Karndean designer flooring, with original Parquet flooring beneath. Column radiator, useful under stairs cupboard and superb stairway off to the first floor. The hallway is an impressive feature of the house and gives access to most of the other accommodation on the ground floor.





Cloakroom/WC

6'7 x 2'11 (2.01m x 0.89m)

Fitted with a low level WC and wall mounted wash hand basin in White. Chrome heated towel radiator.

Superb Family Room

14'7 x 17'11 (4.45m x 5.46m)

Generously proportioned versatile living room with could also be used for additional ground floor bedroom or home working. Front aspect window overlooking the courtyard.

Study

10'0 x 8'10 (3.05m x 2.69m)

A triangular room to the rear of the property with a rear aspect window. High quality Oak vinyl flooring.

Fabulous Dining Kitchen

15'9" x 14'9" (4.81 x 4.50)

Two windows viewing to the front of the property giving light to the fully fitted kitchen by Dave Stone Design with a range of units in Walnut. All of the work surfaces and up stands are granite as is the double sink. This features a polished chrome, hose type mixer tap. There is a double fan oven, low level gas hob with 5 burners and a modern extractor fan with lighting above. Built in conventional oven, speed microwave oven, plate warmer and coffee maker. Integrated dishwasher and fridge freezer. TV point wired to the amplifier and sky. Central Breakfasting Island with granite top and ample seating. Sunken spotlighting.

Utility room

8'10" x 7'6" (2.71 x 2.30)

Comprises of a range of base and wall units in Walnut to match the kitchen with a window viewing to the rear. Feature radiator. Inset stainless steel sink unit with mixer taps. Space and plumbing for washer and dryer. Stable door to the rear.

Reception Room

18'0 x 13'7 (5.49m x 4.14m)

A beautifully presented family living room with modern wood fire surround with inset electric remote control living flame fire. TV point wired back to amplifier & sky. Feature radiator. French doors leading into the Impressive Orangery/Garden Room

Garden room

16'11 x 11'3 (5.16m x 3.43m)

Impressive garden room/orangery with superb lantern roof. Built in 2014 this room offers optimum natural light with French doors and sky lights.

Galleried First Floor Landing

16'5" x 16'5" (5.01 x 5.02)

Splendid staircase with American Oak handrails and posts and polished chrome spindles. Two Velux windows to the landing. Bedrooms lead off from here.

Principle Double Bedroom 1

19'0" x 17'11" (5.80 x 5.47)

Fabulous main bedroom with comprises of three double walk in wardrobes, en suite overlooking the front of the property and feature radiator. Dedicated dressing area, storage cupboard which houses the hot water cistern..

En-suite

6'10 x 3'4 (2.08m x 1.02m)

Comprising of a 2 piece suite which includes a White wash hand basin and low flush WC. Chrome heated towel rail.

Double Bedroom 2

18'0 x 13'3 (5.49m x 4.04m)

A second double bedroom which is fitted with a double walk in wardrobe, window overlooking the rear aspect and a traditional radiator.

Double Bedroom 3

15'1 x 12'3 (4.60m x 3.73m)

Third double bedroom which features a walk in wardrobe, window overlooking the front aspect and feature radiator.





Walk-in Wardrobe

6'7 x 3'6 (2.01m x 1.07m)

Superb wardrobe space with hanging and shelving.

Double Bedroom 4

17'11 x 9'0 (5.46m x 2.74m)

Rear aspect bedroom with Velux window. Double walk in wardrobe. Feature radiator.

Exquisite Family Bathroom

11'8 x 7'2 (3.56m x 2.18m)

Luxurious family bathroom comprising of a Velux window, free standing bath with mixer fountain tap, twin wash hand basins with chrome fittings and standing on modern bespoke vanity units. Superb wet area with power shower. Tiled in Italian porcelain slate . Wall mounted chrome heater radiator. Downlighting.

Outside

To the front of the property there is an Integral Garage fitted with remote controlled door, power and lighting. Worcester Bosh Tristar boiler.

Entrance driveway with shared responsibility and leading to the Block paved driveway in Carrara stone with granite setts and harvest gold chippings. Security locking pillars.



Polished chrome wall lights for external lighting, power socket and outside water tap. Mature shrubs and established mature plants, meticulously positioned in the borders to give a pure cottage garden effect. Spectacular mature and well established feature Wisteria to the front elevation. To the rear of the house there is a decorative lawned area with the borders set to shrubs and plants. Two further Bradstone circles one is incorporated into the natural stone pathway around the nose to give a feature patio area. There are further decorative features in the rear garden along with a dedicated drying area, outside water tap and power point. Further external wall mounted chrome lighting. Beautifully landscaped gardens to all sides of the property. Corner impressive decking area which is perfect for family/social outside entertaining! Summer House with lighting and power. Substantial Workshop/Shed again with lighting and surplus power points-perfect for home working. Corner Pergola area for relaxation.

Integral Garage

18'7 x 11'8 (5.66m x 3.56m)

Fitted with remote controlled door, power and lighting. Worcester Bosh Tristar boiler.



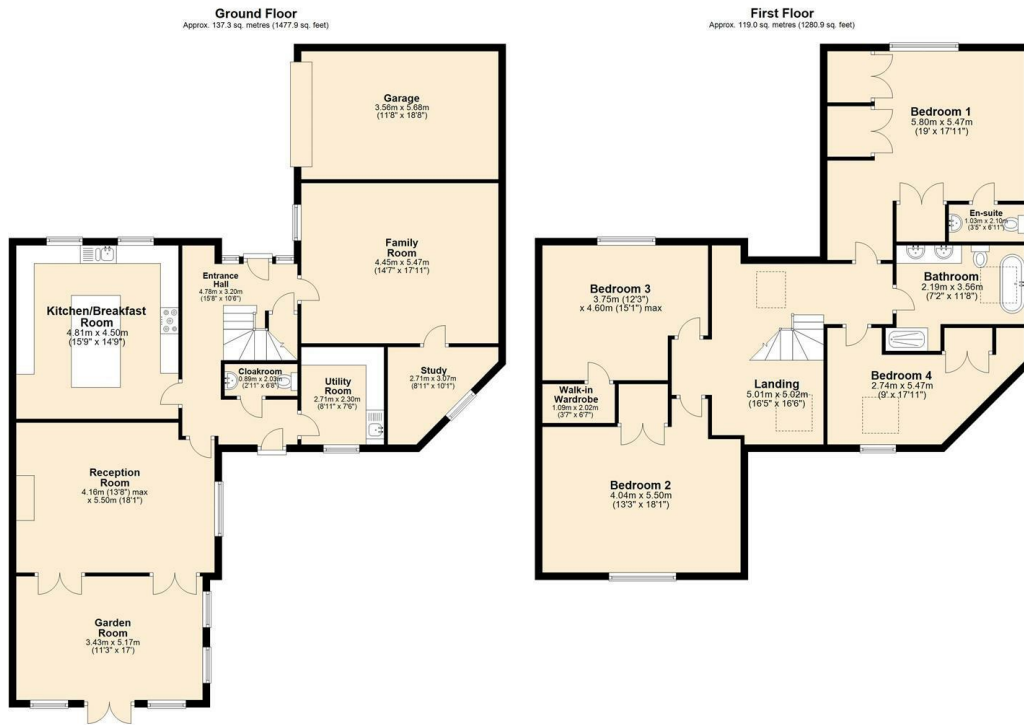
School catchment areas

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

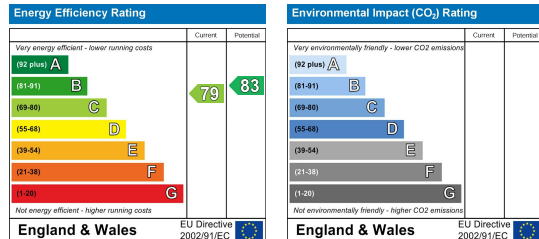


Total area: approx. 256.3 sq. metres (2758.9 sq. feet)

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



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.

