



w**ards**
estate agents

44 Nottingham Drive

Wingerworth, Chesterfield, S42 6WD

£240,000

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6WD

Buy now before the increase of Stamp Duty on 31st
March 2025!

Viewing is recommended of this well presented and maintained THREE BEDROOM SEMI DETACHED STARTER FAMILY HOME which is 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.

Ideal property for first time buyers as a starter home or for small families! Versatile family living accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing and comprises of front entrance hall, family reception room which is open plan to the dining area and into the fitted kitchen. Inner hallway gives access to the converted garage as a versatile snug/office/home working or further bedroom if required. To the first floor main double bedroom and two further good sized bedrooms and partly tiled 2 piece family bathroom with Separate WC.

Front open plan lawn and long driveway which provides ample car parking spaces. Side pathway with substantially fenced boundary. Side secure gate to rear.

Rear enclosed gardens with fenced boundaries and pleasant aspect. Superb Limestone patio which is perfect for family/social outside entertaining! Good area of lawn and further lower sun terrace plus additional corner decking area. External lighting and water tap.

Additional Information

Gas Central Heating- Combi Boiler - to be serviced
uPVC Double Glazed Windows/facias
Gross Internal Floor Area- 93.5 Sq.m/ 1006.7 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area - Tupton Hall School





Front Entrance Hall

3'4" x 2'0" (1.02m x 0.62m)

uPVC entrance door. Door into the reception room

Reception Room

16'11" x 10'10" (5.17m x 3.31m)

A generous family living room with front aspect window. Inset hearth. Open plan to the dining area and kitchen. Door leads to the Inner Hallway.

Dining Room

8'0" x 7'7" (2.44m x 2.33m)

French doors onto the rear gardens.

Fitted Kitchen

10'7" x 7'7" (3.23m x 2.33m)

Comprising of a range of base and wall units having an inset stainless steel sink and work surfaces over. Space for cooker, washing machine and fridge freezer. uPVC rear door to the gardens.

Inner Hallway

7'8" x 6'2" (2.36m x 1.90m)

Useful under stairs cupboard space.

Store Room

4'9" x 3'2" (1.45m x 0.98m)

Great storage space where the Worcester Bosch Combi Boiler is located.



Snug/Study/Bedroom

12'5" x 7'8" (3.81m x 2.36m)

A versatile room which is converted from the original garage and could easily be used as a bedroom, office or home working space. Full planning permission and building regulations approved.

First Floor Landing

9'10" x 8'2" (3.00m x 2.49m)

Access to the insulated loft space.

Front Double Bedroom One

10'11" x 10'4" (3.33m x 3.15m)

Range of fitted wardrobes. Front aspect window.

Front Double Bedroom Two

14'2" x 8'8" (4.34m x 2.66m)

A second double bedroom with front aspect window.

Rear Bedroom Three

11'0" x 8'8" (3.37m x 2.66m)

A versatile good sized third bedroom with rear aspect window overlooking the gardens and with rooftop views. Useful walk in cupboard. Laminate flooring.





Family Bathroom

7'2" x 4'8" (2.19m x 1.44m)

Partly tiled family bathroom with 2 piece White suite which includes bath with shower spray, wash hand basin in vanity cupboard. Chrome heated towel rail. Tiled floor.

Separate WC

4'10" x 2'8" (1.48m x 0.82m)

Partly tiled and with low level WC. Tiled floor.

Outside

Front open plan lawn and long driveway which provides ample car parking spaces. Side pathway with substantially fenced boundary. Side secure



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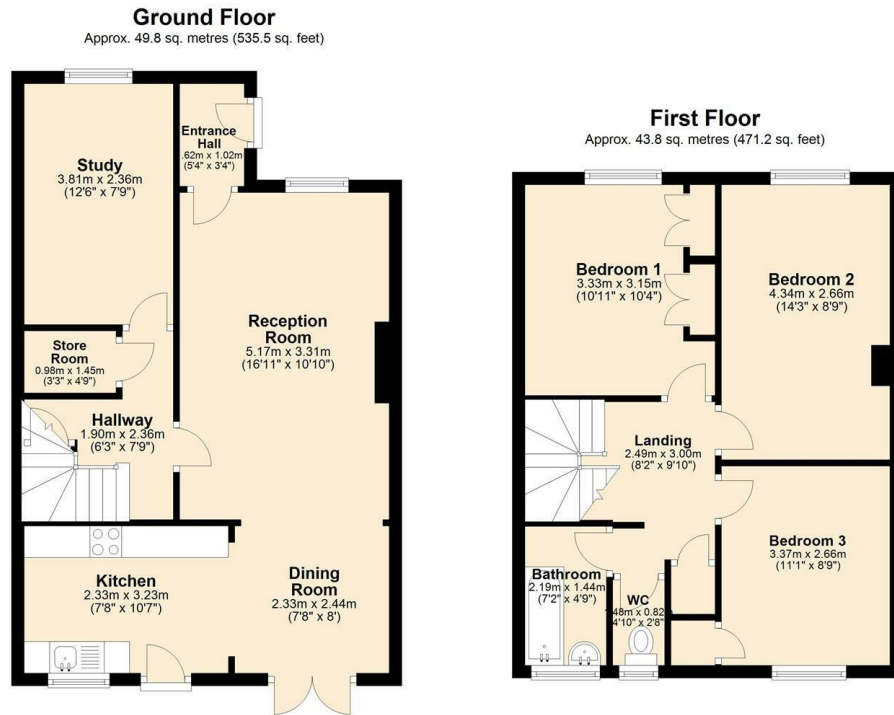
School catchment areas

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

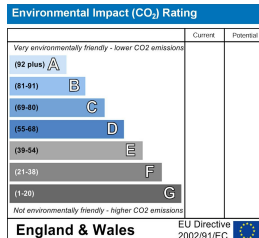
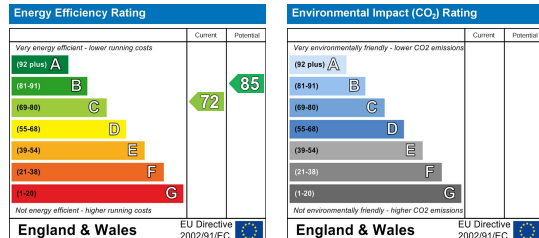


Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

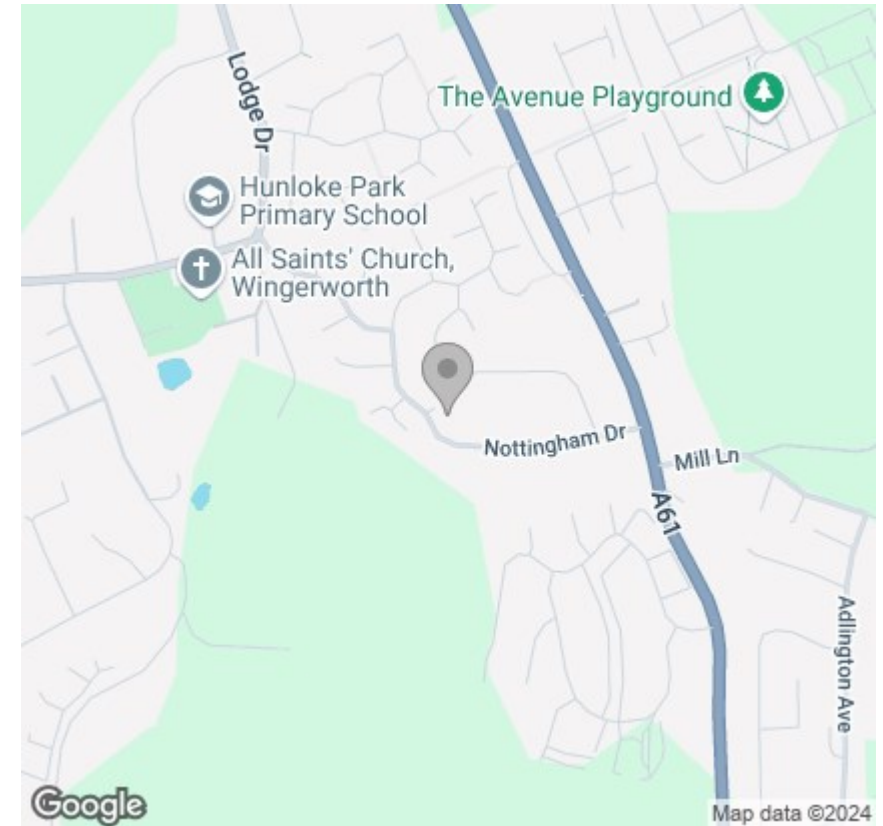
Viewing

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



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.

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