



**w****ards**  
estate agents

**21 Hilltop Road**  
Wingerworth, Chesterfield, S42 6RX

**Offers over £399,000**

## 21 Hilltop Road

### Wingerworth, Chesterfield, S42 6RX

Internal Viewing is absolutely imperative to fully appreciate this impressive, well proportioned and completely renovated THREE/FOUR DOUBLE BEDROOM & TWO BATHROOM DETACHED DORMER BUNGALOW!

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.

Offering over 1700 square feet of VERSATILE family living accommodation the property benefit's from gas central heating(new Combi boiler 2023 with 10 year warranty) uPVC double glazing

Internally comprises an entrance hall with feature coats hanging, superb open plan living/breakfasting kitchen which is complete with a Rangemaster Stove and complimentary wooden work surfaces. Log Burning Stove to the living area creates a very cosy ambiance. Versatile dining room with the option of being a 4th bedroom/office or home working space, there are French doors opening onto the superb patio area. Luxury ground floor shower room with 3 piece suite.

Two further double bedrooms one with excellent dressing room having surplus amounts of hanging and drawer storage. Impressive first floor Principal Bedroom suite area with stunning en suite bathroom having 4 piece suite that includes free standing bath and separate shower.

Feature front block driveway which provides ample car standing spaces. Secure gates to the side lead further to the rear gardens. Detached brick single garage to the rear. Stone flagged patio area with seating area and feature inset fish tank, planted shrubbery beds. Further lawn area with ranch style perimeter, low stepping to upper terrace garden with lawn and stocked sleeper edge beds. Perfect setting for outside social and family entertaining.

#### Additional Information

Gas Central Heating-New Combi Boiler with 10 year warranty from 2023

uPVC double glazed windows

Rewired

Replumbed

Oak Internal Doors with Chrome furnishings

Gross Internal Floor Area - 162.2 Sq.m/ 1745.4 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area-Tupton Hall School

#### Entrance Hall

19'5" x 4'1" (5.92m x 1.26m)

Attractive entrance hall with wall panelling to the coats hanging space with feature fitted seating bench with shoe storage space beneath.





## Open Plan Living/breakfasting kitchen

29'7" x 14'11" (9.03m x 4.56m)

Fabulous open plan living/breakfasting space with Bespoke range of base and wall units with complimentary wooden work surfaces having inset sink with mixer tap. Feature wooden breakfast bar with seating space. Space for Dual Energy Range Cooker with attractive continental style tiled splash backs and chimney extractor above. Space is provided for washer and dryer. Space for American style fridge freezer with integrated wine rack above. Wood effect laminated flooring and downlighting. A cosy log burning stove, creates the perfect space for relaxation and further compliments the room.

## Dining Room/Bedroom 4

11'5" x 9'10" (3.48m x 3.01m)

A further reception/dining room with uPVC French doors leading onto the rear garden. Wood effect laminate flooring. A versatile room which could also be used for an additional bedroom/ office or home working.

## Rear Double Double Bedroom 2

11'3" x 9'9" (3.44m x 2.98m)

Superbly presented main double bedroom with rear aspect window overlooking the rear gardens. Open plan access to the impressively fitted dressing room.

## Dressing Room

9'1" x 8'5" (2.78m x 2.57m)

Fabulous fitted dressing room with surplus amounts of clothes hanging rails, top shelving with storage boxes, range of lower drawers and further storage baskets.

## Front Double Bedroom Three

12'7" x 11'8" (3.85m x 3.58m)

A second spacious double bedroom with front aspect window.

## Luxury Shower Room

6'6" x 5'10" (2.00m x 1.78m)

Comprising of a quality 3 piece suite which includes a superb walk into fully tiled shower area with attractive inset toiletry shelving having subtle lighting, power shower and additional shower attachment hose. Modern Anthracite gloss vanity unit with wash hand basin, complimentary housing unit with low level WC. Chrome heated towel rail and tiled flooring.

## Impressive Principal Bedroom

29'1" x 13'11" (8.89m x 4.25m)

Superb loft bedroom conversion with high level rear aspect windows. Surplus amounts of eaves storage space and downlighting. Open plan access to the luxury ensuite bathroom

## Exquisite En-Suite Bathroom

11'11" x 6'11" (3.65m x 2.13m)

Absolutely superb en suite bathroom which comprises of a 4 piece suite that includes a free standing bath with free standing shower attachment, twin free standing wash hand basins with tiled splash backs set upon an attractive vanity cupboard unit and low level, shower cubicle with mains shower.

## Outside

Feature front block driveway which provides ample car standing spaces. Secure gates to the side lead further to the rear gardens. Detached brick single garage to the rear. Stone flagged patio area with seating area and feature inset fish tank and planted shrubbery beds. Further lawn area with ranch style perimeter and low stepping to upper terrace garden with further lawn and stocked sleeper edge beds. Two garden sheds. Perfect setting for outside social and family entertaining. (Fish tank can be filled in by the current vendors if required)

## Detached Garage

21'4" x 10'1" (6.51m x 3.09m)

Detached single brick garage with power and lighting.





### 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.

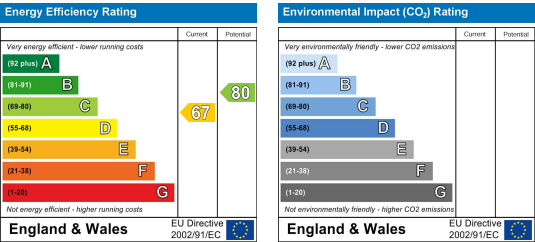
Floor Plan



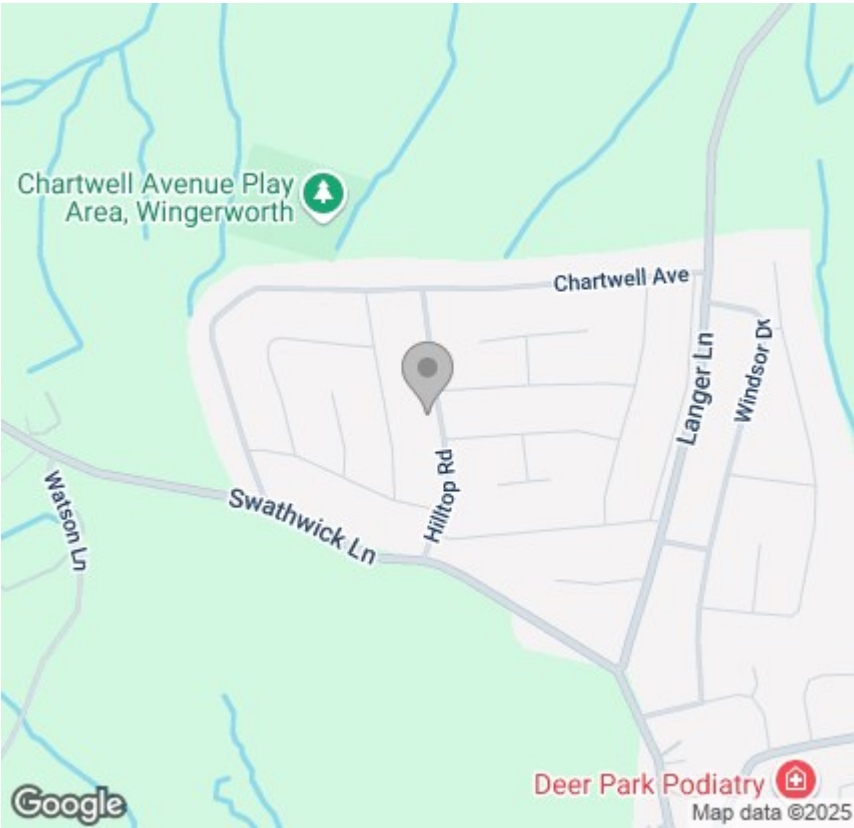
Viewing

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.

