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estate agents

**95 Windsor Drive**

Wingerworth, Chesterfield, S42 6TQ

**Guide price £425,000**

# 95 Windsor Drive

## Wingerworth, Chesterfield, S42 6TQ

Guide Price £425,000 - £450,000

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

Internal inspection is absolutely imperative to fully appreciate this impeccably presented and extended THREE DOUBLE BEDROOM/THREE BATHROOM DETACHED DORMER BUNGALOW!! Enjoys views towards Speighthill Woods and 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.

Offering over 1700 square feet of VERSATILE family living accommodation the property benefits from gas central heating(new Combi boiler 2021, uPVC double glazing and comprises of front entrance porch into the spacious entrance hall with underfloor heating and superb Oak/Glazed staircase to the first floor. Front family receptions room with media unit and ground floor luxury family bathroom with 4 piece suite with underfloor heating and has utility space. Impressive extended integrated kitchen/dining/family living space with underfloor heating, vaulted ceiling and feature glazed rear elevation window with range of Bi-Fold doors onto the rear patio and gardens.

To the first floor two generous double bedrooms both with dual aspect windows having front views towards Speighthill Woods! Both bedrooms benefit from having exquisite en suite bathrooms with 3 piece suites.

Low brick boundary walling to the front and side boundaries. Concrete driveway providing ample car standing spaces. Mature front lawn and side borders with mature planted trees/shrubs. Side wrought iron double gates lead to the side driveway proving access to the rear detached garage.

Stone paved patio and low walling provides a perfect setting for outside social/family entertaining! Side garden tiers set with bark areas with further sun terraces set in between. Mature lawns with fruit trees

### Additional Information

- Gas Central Heating -Worcester Bosch Combi Boiler 2021
- uPVC double glazed windows
- Oak effect internal doors with chrome fittings
- Upgraded Consumer Unit
- Gross Internal Floor Area - 158.4 Sq.m/ 1705.1 Sq.Ft.
- Council Tax Band - C
- Secondary School Catchment Area- Tupton Hall School

### Ground Floor





### Front Porch

5'4" x 2'6" (1.63m x 0.76m)

uPVC front entrance door with glazed side panels.

### Entrance Hall

19'3" x 5'4" (5.87m x 1.63m)

Entrance door into the spacious hallway which has laminate flooring with underfloor heating. Feature Oak/ glazed staircase climbs to the first floor.

### Impressive Open Plan Kitchen/Dining/Living Room

20'5" x 18'9" (6.22m x 5.72m)

Superb extended open plan kitchen/dining/living space which includes a quality full range of base and wall units in Midnight Blue. Complimentary slimline work surfaces having breakfast bar and inset composite sink with 'brick style' tiled splash backs. Integrated electric oven, 5 ring gas hob and extractor above. Integrated fridge freezer.

Vaulted high rise ceiling with feature full glazed elevation window and range of Bi-Fold doors leading onto the rear gardens. Gloss finish laminate flooring with underfloor heating.

### Reception Room

15'9" x 10'11" (4.80m x 3.33m)

Generous front family reception room with front aspect window. Wall mounted media unit.

### Front Double Bedroom Three

12'0" x 11'10" (3.66m x 3.61m)

Front aspect window. Range of fitted wardrobes with dressing table area. Laminate flooring.

### Luxury Family Bathroom

12'0" x 10'1" (3.66m x 3.07m)

Superb family bathroom comprising of a 4 piece suite which includes a free standing bath with free standing shower attachment, double cubicle with attractive tiling and mains Aquilisa shower. wash hand basin set upon attractive vanity unit. Chrome heated towel rail. Low level WC. Marble effect flooring with under floor heating. Utility space with storage facility and space for washing machine. Worcester Bosch Combi Boiler 2021.



### First Floor Landing

10'10" x 5'8" (3.30m x 1.73m)

Feature Oak finished glazed staircase climbs to the first floor. Rear aspect picture window which overlooks the rear garden.

### Front Double Bedroom One

18'9" x 15'6" (5.72m x 4.72m)

Generously proportioned principal bedroom with dual aspect windows with superb front views towards Speighthill Woods.

### Exquisite En-Suite

7'7" x 4'7" (2.31m x 1.40m)

Being fully tiled and comprising of a 3 piece suite which includes a double cubicle with rain shower, low level WC and free standing wash hand basin set upon attractive vanity unit.

### Double Bedroom Two

18'9" x 17'7" (5.72m x 5.36m)

Further generous bedroom with dual aspect windows with superb front views towards Speighthill Woods.

### Exquisite En-Suite

7'7" x 4'7" (2.31m x 1.40m)

Being fully tiled and comprising of a 3 piece suite which includes a double cubicle with rain shower, low level WC and free standing wash hand basin set upon attractive vanity unit.



### **Detached Brick Garage** 16'9" x 9'0" (5.11m x 2.74m)

With lighting and power. Roller doors.

#### **Outside**

Low brick boundary walling to the front and side boundaries. Concrete driveway providing ample car standing spaces. Mature front lawn and side borders with mature planted trees/shrubs. Side wrought iron double gates lead to the side driveway providing access to the rear detached garage.

Stone paved patio and low walling provides a perfect setting for outside social/family entertaining! Side garden tiers set with bark areas with further sun terraces set in between. Mature lawns with fruit trees. Outside 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.

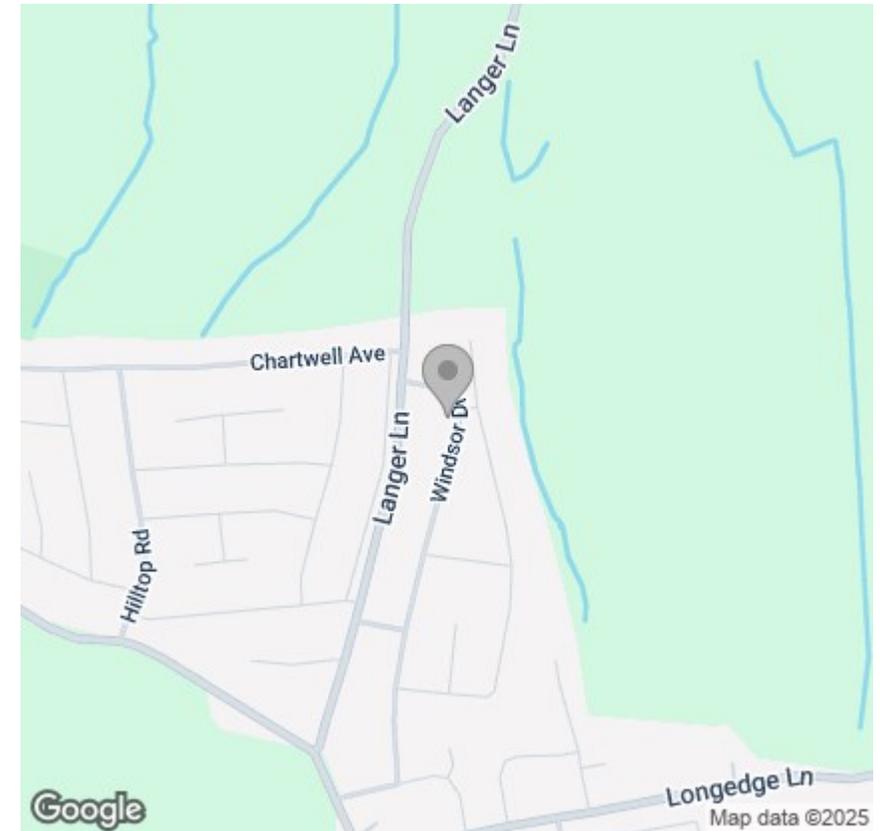
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



## Floor Plan



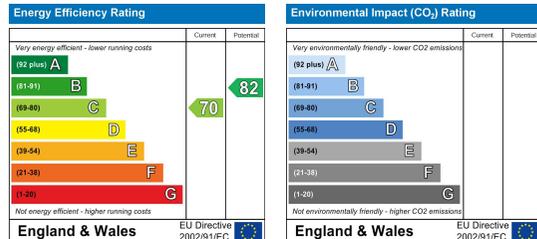
## Area Map



## 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



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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