



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

**47 Longedge Lane**

Wingerworth, Chesterfield, S42 6PB

**Guide price £575,000**



# 47 Longedge Lane

## Wingerworth, Chesterfield, S42 6PB

Guide Price £575,000 - £595,000

OFFERED WITH STAMP DUTY TO BE PAID BY VENDORS (terms apply)

We are delighted to present to the open market this deceptively spacious and exceptionally versatile EXTENDED FOUR BEDROOM/TWO BATHROOM DETACHED DORMER FAMILY HOME with enviable HALF AN ACRE PLOT!! Wingerworth is an extremely sought after semi rural residential location within close proximity of the town centre, all local amenities, highly regarded schooling and main commuter links via A38 & M1.

Well proportioned family accommodation benefits from an Air Source Heating System and 14 supportive solar panels. (scope to easily convert to gas central heating). There is uPVC double glazing and exceptionally well presented interior which includes front porch to spacious entrance hallway, two double ground floor bedrooms, family bathroom with 4 piece suite, dining room, kitchen, reception room and conservatory with glorious views over the gardens and beyond. To the first floor principal double bedroom with en suite shower room and spectacular views! Further spacious double bedroom with scope to consider en suite (subject to consents)

Front low level stone boundary walling with access onto the long block paved driveway which provides ample car parking for several vehicles and includes a turning point space. Well established and tended lawn area and mature boundary borders which are fully stocked with tress and shrubbery. Lower driveway leads to the pitched roof Carport which in turn leads to access into the Detached Garage and workshop/office.

To the rear is a marvellous fully landscaped garden plot which provides amazing space for social and family outside entertaining! Includes stone terrace areas perfect for outside BBQ's. The flower borders and beds are stocked with an abundance of seasonal flowers and plants. Substantial area of lawn which is manicured and provides great family enjoyment space!

### Additional Information

Air Source Heating System  
14 Solar Panels - owned by the vendor and included in the sale  
uPVC Double Glazed Windows  
Gross Internal Floor Area- 173.4 Sq.m/ 1866.7 Sq.Ft.  
Council Tax Band -D  
Secondary School Catchment Area -Tupton Hall School

### Ground Floor

#### Front Porch

6'2" x 4'1" (1.88m x 1.24m)

uPVC entrance door. Glazed door into the hallway.







### Entrance Hall

18'5" x 3'4" (5.61m x 1.02m)

The property is entered via the uPVC door into the large hallway with feature raised ceiling height and stairs rising to the first floor landing.

### Kitchen

13'2" x 10'10" (4.01m x 3.30m)

Well equipped and appointed kitchen with range of Medium Oak wall and base units with complimentary work surfaces over with inset sink unit and feature tiled splash back and wall tiling. Integrated double oven and electric hob with extractor fan above. Integrated wine rack. Space for dishwasher and washing machine. Side glazed door leads onto the side driveway and carport. Fabulous rear views from the rear elevation window over the landscaped gardens.

### Dining Room

12'7" x 10'10" (3.84m x 3.30m)

A versatile room which can be used as formal dining room, additional family room, study, home working or extra ground floor bedroom if required. Open archway into the kitchen. Side aspect window.

### Reception Room

16'6" x 14'6" (5.03m x 4.42m)

A well presented family reception room with a fabulous feature stone chimney wall fireplace having side plinths and inset shelving. Hearth with gas fire. uPVC French doors with additional side panels lead into the Conservatory.

### Fabulous Conservatory

15'1" x 10'8" (4.60m x 3.25m)

Enjoys amazing rear views over the rear gardens and offers a great space for family & social entertainment! Tiled flooring. French doors lead onto the patio

### Front Double Bedroom Two

12'11" x 11'7" (3.94m x 3.53m)

Spacious double bedroom with front aspect window.

### Front Double Bedroom Three

12'7" x 9'11" (3.84m x 3.02m)

A further versatile bedroom which could also be used for additional family room, study or home working from. Front aspect window which has pleasant front garden views.

### Ground Floor Family Bathroom

9'11" x 7'10" (3.02m x 2.39m)

A good sized family bathroom which is partly tiled and comprising of a 4 piece suite which includes bath, tiled shower area with mains shower, pedestal wash hand basin and low level WC.

### First Floor Landing

16'1" x 6'8" (4.90m x 2.03m)

Light and airy landing space with Large Velux window. Eaves storage space.

### Rear Principal Bedroom

14'10" x 14'7" (4.52m x 4.45m)

Marvellous principal bedroom with enviable views over the rear gardens and beyond! Well proportioned and with access to the en suite.

### En- Suite Shower Room

9'8" x 6'8" (2.95m x 2.03m)

Spacious en suite which comprises of a 3 piece suite including shower cubicle with mains shower, pedestal wash hand basin and low level WC.

### Front Double Bedroom Four

13'4" x 12'5" (4.06m x 3.78m)

Generous fourth bedroom which has a slight height restriction. Could be used for office or home working. Velux window and access the the insulated loft space. Eco Air Source Pump is located in this room. This rooms offers scope for potential ensuite (subject to consents)







## Outside

Front low level stone boundary walling with access onto the long block paved driveway which provides ample car parking for several vehicles and includes a turning point space. Well established and tended lawn area and mature boundary borders which are fully stocked with trees and shrubbery. Lower driveway leads to the pitched roof Carport which in turn leads to access into the detached garage.

To the rear is a marvellous fully landscaped garden plot which provides amazing space for social and family outside entertaining! Includes stone terrace areas perfect for outside BBQ's, stocked flower beds, fruit canes and orchard areas. Greenhouse and Summer House! The flower borders and beds are stocked with an abundance of seasonal flowers and plants. Substantial area of lawn which is manicured and provides great family enjoyment space!

## Detached Garage

18'3"x 12'7" (5.56mx 3.84m)

Superb detached pitched roof garage which offers great space not only for parking but also with the facility for office/home working to the rear of the garage. Window overlooks the gardens. Below the garage to the lower level is also a store room providing great space for all the necessary gardening tools and equipment. Roller doors. Loft storage space above.

## Outside Store One

13'11" x 3'10" (4.24m x 1.17m)

Freezer storage space.

## Storage Garage

8'8" x 8'3£ (2.64m x 2.51m£)

## Workshop

12'7" x 9'2" (3.84m x 2.79m)

Located at the rear of the garage this provides an excellent versatile space for office use/home working. 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.



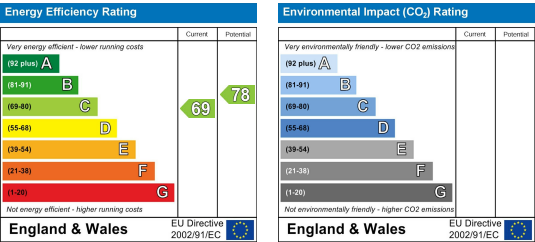
Floor Plan



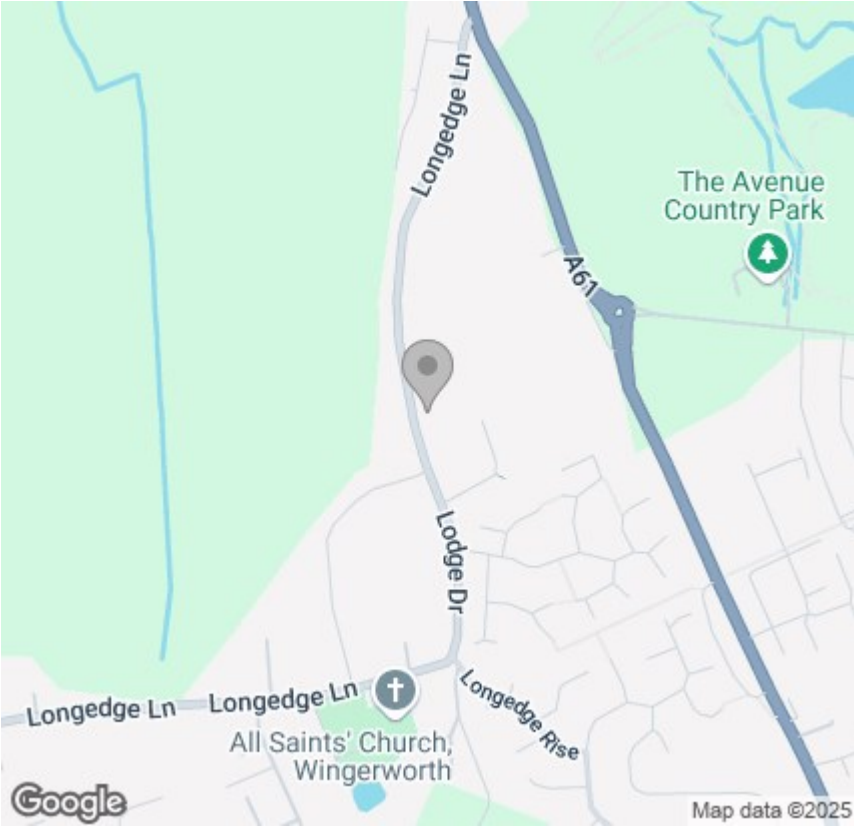
Viewing

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.

