



**wards**  
estate agents

**16 Belfit Drive**  
Wingerworth, Chesterfield, S42 6UP

**Offers over £300,000**



## 16 Belfit Drive

### Wingerworth, Chesterfield, S42 6UP

Early viewing is highly recommended of this immaculately presented THREE BEDROOM DETACHED FAMILY HOUSE which is placed in this ever popular cul de sac and benefits from a landscaped garden plot with ample parking to the drive and detached garage. Scope for side extension (subject to consents)

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.

Internally the nicely decorated accommodation provides good family living space and benefits from uPVC double glazing and gas central heating with a Combi Boiler (serviced) On the ground floor the entrance hall leads through to the family reception room which is open plan to the dining room and there is a uPVC garden room which overlooks the rear patio and gardens.

To the first floor main double bedroom with fitted wardrobes, second double and third versatile bedroom which could also be used for office or home working. Fully tiled 2 piece bathroom and separate fully tiled WC.

Front open plan garden with lawns. Long driveway provides ample car parking spaces and leads to the detached garage. Beautifully maintained and manicured rear landscaped gardens with substantially fenced boundaries. Level lawns, stone patio and shed with new roof. Well established mature borders set with an abundance of plants, shrubs and annually flowers. Outside lighting and water tap. Useful under house garden store.







## Additional Information

Gas Central Heating- Worcester Bosch Combi boiler installed 2019 and has an annual service plan  
uPVC Double Glazed Windows/facias/soffits/end ridges  
Security Intruder Alarm System/Cameras  
Gross Internal Floor Area- 92.3 Sq.m/ 993.9 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -Tupton Hall School

## Entrance Hall

11'11" x 6'6" (3.63m x 1.98m)

Front uPVC door with stained panes.

## Kitchen

10'7" x 8'1" (3.23m x 2.46m )

Comprising of a range of base and wall units with complimentary work surfaces and inset sink with tiled splash backs. Integrated double oven, gas hob. Integrated fridge. Space for washing machine. Useful pantry with meters and consumer unit.

## Reception Room

13'1" x 10'9" (3.99m x 3.28m)

Nicely presented family reception room with feature brick fireplace having a slate hearth with gas-fire. Front aspect window. Open plan through to the dining room.

## Open Plan Dining Room

10'7" x 9'3" (3.23m x 2.82m)

A second spacious reception room with access into the Conservatory

## Garden Room

An additional living space currently used as a summer room overlooking the lovely rear gardens. Double uPVC door leads onto the gardens. Telephone point. Flat roof has been upgraded.

## First Floor Landing

7'11" x 7'1" (2.41m x 2.16m)

Access to the insulated loft space via a retractable ladder, there is some boarding to the attic.

## Front Double Bedroom One

13'5" x 10'2" (4.09m x 3.10m)

Well presented main double bedroom with front aspect window. Quality range of fitted wardrobes.

## Rear Double Bedroom Two

10'6" x 10'2" (3.20m x 3.10m)

A second good sized double bedroom with walk in cupboard where the Worcester Bosch Combi boiler is located.

## Front Single Bedroom Three

10'0" x 7'3" (3.05m x 2.21m)

A versatile third bedroom which could also be used as office or home working space.







### Fully Tiled Family Bathroom 7'1" x 5'4" (2.16m x 1.63m)

Comprising of a 2 piece suite which includes bath with mains shower and wash hand basin set in vanity cupboard. Chrome heated towel rail. Newly installed rear uPVC obscure window 2024



### Fully Tiled Separate WC 4'3" x 2'5" (1.30m x 0.74m)

Comprising of a low level WC.

### Detached Garage 18'0" x 8'3" (5.49m x 2.51m)

A generous detached garage with lighting, power and rear personal door. Space for fridge freezer. Up and over door.

### Outside

Front open plan garden with lawns. Long driveway provides ample car parking spaces and leads to the detached garage. Beautifully maintained and manicured rear landscaped gardens with substantially fenced boundaries. Level lawns, stone patio and shed with new roof. well established mature borders set with an abundance of plants, shrubs and annually flowers. Outside lighting and water tap. Useful under house garden store.



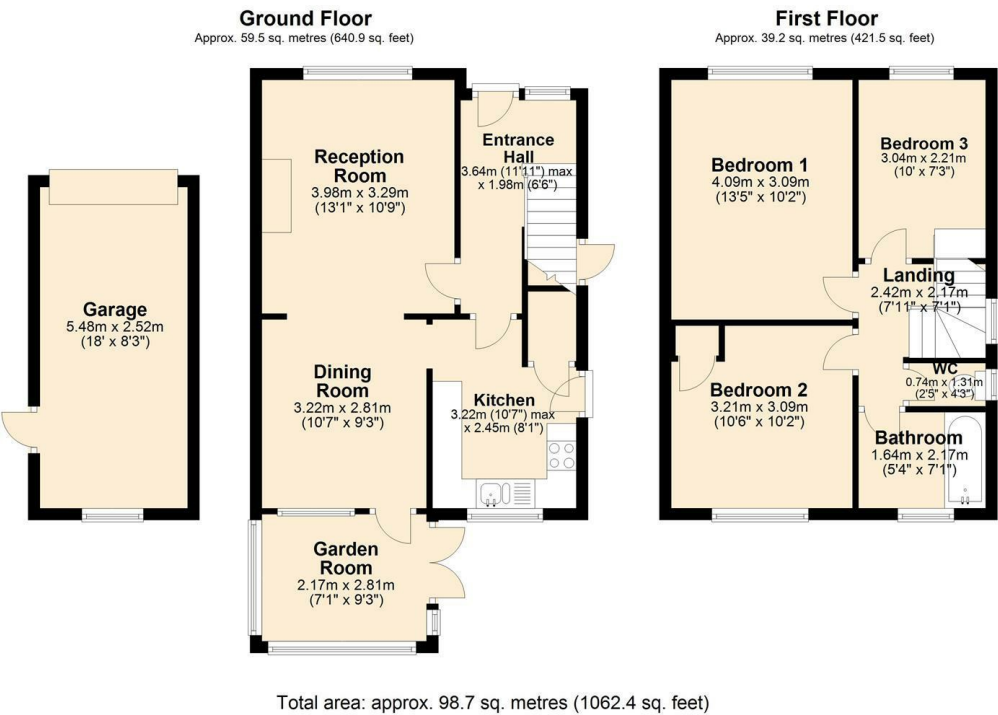
### School catchment areas

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. 98.7 sq. metres (1062.4 sq. feet)

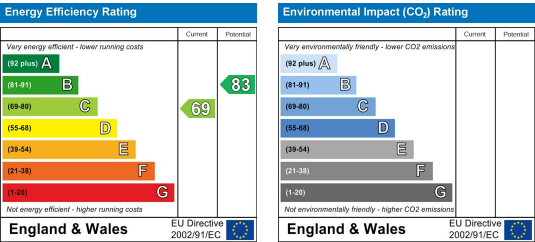
Area Map



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.

