



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

**15 Moor View Close**

Wingerworth, Chesterfield, S42 6LU

**£395,000**



## 15 Moor View Close

### Wingerworth, Chesterfield, S42 6LU

Wards have reassessed the value of this property in light of today's property market and in view of this suggest that £395,000 is an accurate assessment. Internal viewing is absolutely imperative to fully appreciate this exceptionally well presented and extended FOUR BEDROOM EXECUTIVE DETACHED HOUSE with enviable South facing rear gardens and views over open fields!

Located 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.

Generously proportioned versatile family accommodation of 1679 sq ft currently benefits from gas central heating with a Combi boiler (new in 2021) uPVC double glazing and comprises of entrance hall, cloakroom/WC, study/home working room, family reception/dining room, conservatory with new reflective glass roof, integrated breakfasting kitchen and very useful utility and additional wash room with further storage room. To the first floor principal double bedroom, three further generous bedrooms and luxury fully tiled family bathroom with 4 piece White suite.

Superb front driveway and car standing spaces for several vehicles. Secure access gates lead along either side of the property to the rear gardens. Further potential to extend at the side (subject to consents) Stunning fully landscaped extensive rear garden plot with fabulous rear views over open countryside! Large side area of paved low maintenance tiers with garden shed and stores. Splendid lower Limestone patio with low level feature stone walling and steps to amazing upper stone sun terracing- perfect for family and social entertaining!! Feature areas of plum slate, colour pebbles and attractively laid stone pathways with mature well established borders set with an abundance of plants, shrubbery and trees. Substantially fenced boundaries.

#### Additional Information

Gas Central Heating- Worcester Bosch Combi boiler-installed in 2021

uPVC Double Glazed Windows/facias/soffits

Security Alarm System

Chestnut Tree to the front garden with Preservation Order

Gross Internal Floor Area-156.1 Sq.m/1679.9 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area -Tupton Hall School

#### Spacious Entrance Hall

14'6" x 6'2" (4.42m x 1.88m)

Front composite entrance door into the spacious hallway. Staircase climbs to the first floor. Useful under stairs store cupboard.







### Cloakroom/WC

6'2" x 2'11" (1.88m x 0.89m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin set in vanity cupboard. Heated towel radiator.

### Study

17'10" x 8'3" (5.44m x 2.51m)

A cosy versatile room which could be used as additional sitting room, office, home working or if required a ground floor bedroom. Front aspect window. Feature log burner. Consumer unit is located here.

### Reception Room

21'9" x 15'1" (6.63m x 4.60m)

Generously proportioned and stylishly decorated family through living/dining room with front aspect window and internal French doors lead into the rear Conservatory. Feature fireplace with inset hearth and log burner.

### Conservatory

12'5" x 11'3" (3.78m x 3.43m)

Superb conservatory with a fabulous new non-reflective glass roof 2023. French doors onto the patio and gardens.

### Impressive Breakfasting Kitchen

11'9" x 10'7" (3.58m x 3.23m)

Comprising of a full range of base and wall units in White with complimentary Granite work surfaces and inset stainless steel sink unit with tiled splash backs and downlighting over. Two side and hide neff electric ovens. The kitchen also has an electric fan heater which is integrated beneath the stack ovens and cupboards, replaced in the last 6 months. Gas hob and extractor fan. Integrated dishwasher. Underfloor heating. Downlighting. Breakfasting Bar area with seating space.

### Half Tiled Utility Room

10'4" x 8'4" (3.15m x 2.54m)

Good sized utility room with a ceramic sink and wall cupboard. Worcester Bosch Combi boiler, installed in 2021 and annually serviced. Space for washing machine. Tiled flooring. Side aspect window. Rear composite door to the gardens. Internal access door to the additional utility space.

### Utility Area

13'2" x 7'11" (4.01m x 2.41m)

A further useful utility space converted at the rear of the garage which can be used for garden storage space. Side aspect window and composite door to the side gardens.

### Store Room

8'4" x 5'0" (2.54m x 1.52m)

Further store room which is located at the front of the garage. Up and over door.

### First Floor Landing

9'3" x 2'11" (2.82m x 0.89m)

Access to the insulated loft space.

### Principal Double Bedroom

12'5" x 12'1" (3.78m x 3.68m)

Well proportioned main double bedroom with front aspect bay window. Double fitted wardrobe.

### Front Double Bedroom Two

12'5" x 12'0" (3.78m x 3.66m)

A second good sized double bedroom with front aspect window.

### Rear Double Bedroom Three

10'9" x 8'6" (3.28m x 2.59m)

Further double bedroom which benefits from views over the rear landscaped gardens and open fields beyond.

### Rear Double Bedroom Four

9'5" x 9'0" (2.87m x 2.74m)

Fourth versatile bedroom which could be used for office or home working. Benefits from views over the rear landscaped gardens and open fields beyond.







### Exquisite Family Bathroom

9'3" x 6'2" (2.82m x 1.88m)

Fully tiled superb family bathroom comprising of a 4 piece White suite which includes panelled bath with shower spray, spacious walk in showering area with mains shower and shower screen, wash hand basin set in attractive vanity cupboard with low level WC. Underfloor heating and chrome heated towel rail.

### Outside

Superb front driveway and car standing spaces for several vehicles. Chestnut Tree with Preservation Order. Secure access gates lead along either side of the property to the rear gardens.

Stunning fully landscaped extensive rear garden plot with fabulous rear views over open countryside! Large side area of paved low maintenance tiers with garden shed and stores. Splendid lower Limestone patio with low level feature stone walling and steps to amazing upper stone sun terracing- perfect for family and social entertaining!! Feature areas of plum slate, colour pebbles and attractively laid stone pathways with mature well established borders set with an abundance of plants, shrubbery and trees. Substantially fenced boundaries.



### School catchment areas

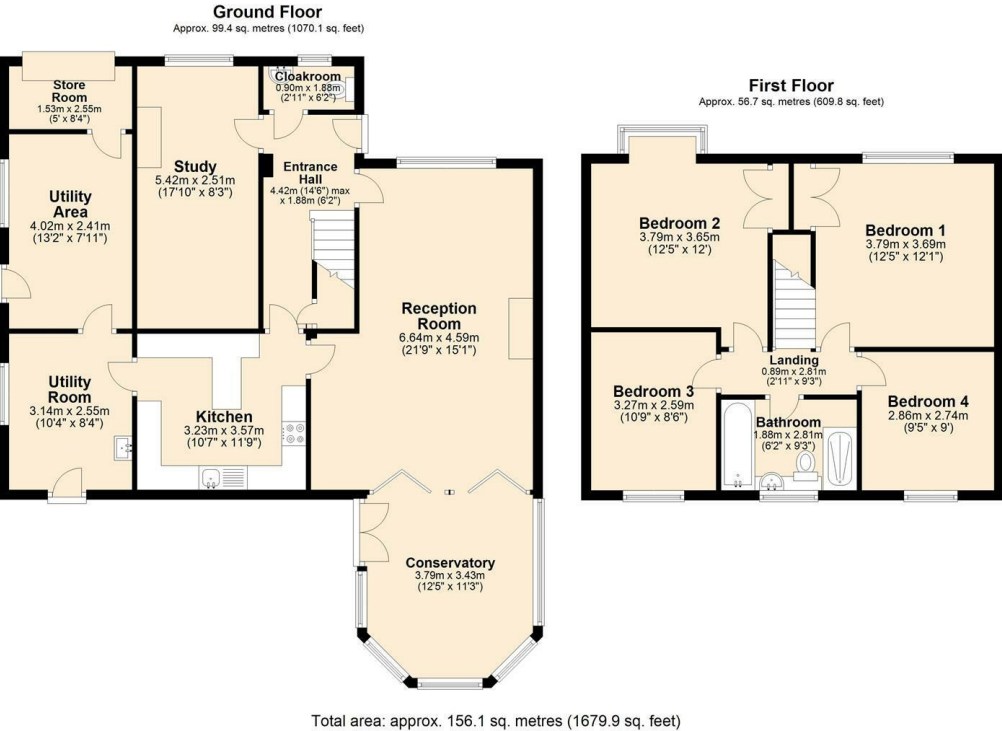
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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.



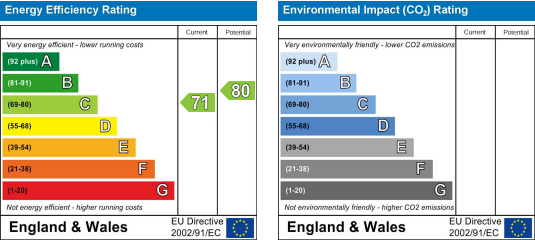
Floor Plan



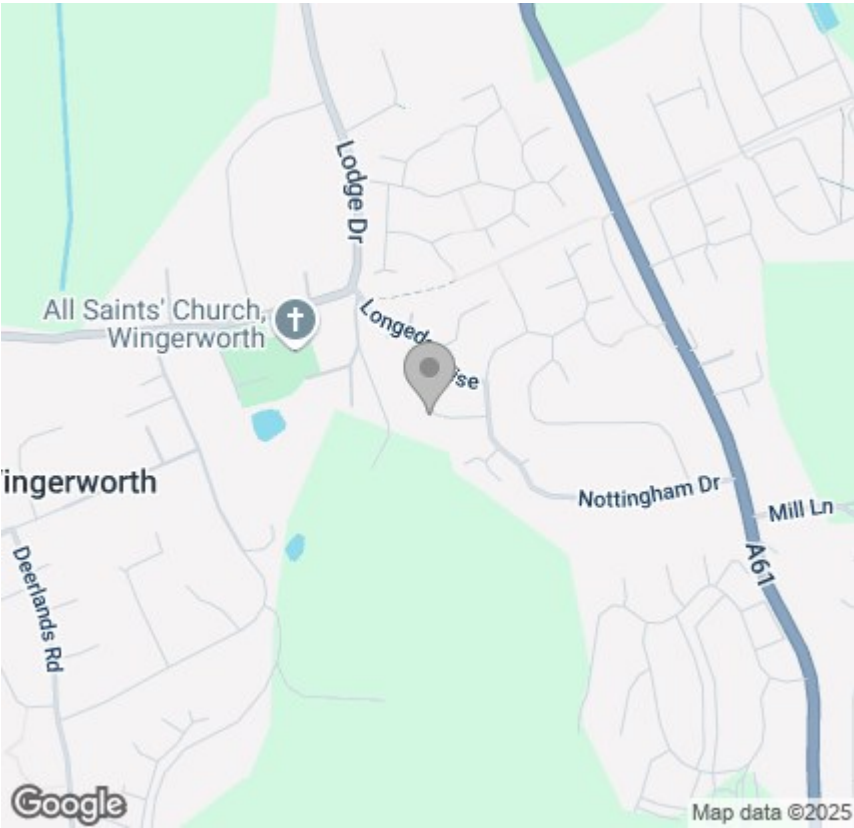
Viewing

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.

