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estate agents

**21 Longedge Grove**

Wingerworth, Chesterfield, S42 6NU

**Guide price £260,000**



## 21 Longedge Grove

### Wingerworth, Chesterfield, S42 6NU

Guide Price £260,000 - £265,000

We are delighted to present this well maintained and presented THREE BEDROOM DETACHED FAMILY HOUSE which is situated in this very popular and sought after cul de sac and having a generous rear garden plot which provides the potential for side extension (subject to consents).

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.

Internally the accommodation benefits from uPVC double glazing and gas central heating with a Combi boiler. Comprising of:- front entrance hall, reception room, dining room, conservatory with lovely views over the rear gardens and Solid Ash fitted kitchen. To the first floor main double bedroom with fitted wardrobes, two further bedrooms and fully tiled family bathroom with 3 piece suite.

Front extended driveway provides ample car parking spaces and leads to the attached garage. Mature lawn and well established borders.

Generous rear garden plot with substantial hedge and fenced boundaries. Mature trees all with Tree Preservation Orders. Manicured lawns with stepping stone pathway. Paved patio area and well tended and mature garden borders stocked with an abundance of shrubs and plants. Garden shed.

#### Additional Information

The trees in the rear garden are all subject to a Tree Preservation Order.

#### Additional Information

Gas Central Heating- Alpha Combi boiler with warranty  
uPVC Double Glazed windows.

Gross Internal Floor Area- 92.5 Sq.m/ 995.4 Sq.Ft.

Council Tax Band - C

Secondary School Catchment Area -Tupton Hall School







## Entrance Hall

4'8" x 4'2" (1.42m x 1.27m)

uPVC front entrance door leads into the hallway. Stairs climb to the first floor.

## Reception Room

14'7" x 12'2" (4.45m x 3.71m)

Well presented family living room with front aspect bay window. Feature brick fireplace with gas-fire.

## Dining Room

10'7" x 7'6" (3.23m x 2.29m)

A second reception/dining room with French doors into the Conservatory.

## uPVC Conservatory

9'4" x 8'2" (2.84m x 2.49m)

Enjoys lovely views over the landscaped rear gardens and having single uPVC external door.

## Fitted Kitchen

15'5" x 7'6" (4.70m x 2.29m)

Comprising of a range of Solid Ash base and wall units with complimentary work surfaces, inset stainless steel sink and tiled splash backs. Integrated electric oven, gas hob and chimney extractor above. Space for washing machine and fridge freezer. Alpha combi boiler. Rear half glazed door. Useful under stairs cupboard.

## First Floor Landing

8'4" x 6'7" (2.54m x 2.01m)

Access to the insulated loft space. Linen cupboard.

## Front Double Bedroom One

15'5" x 9'6" (4.70m x 2.90m)

Main double bedroom with two front aspect windows. Mirror fronted fitted wardrobes.

## Rear Bedroom Two

8'10" x 7'9" (2.69m x 2.36m)

Having a rear aspect window which has lovely views both over the garden and beyond.

## Rear Bedroom Three

8'10" x 7'4" (2.69m x 2.24m)

A versatile third bedroom which could also be used for office or home working. Rear aspect window.

## Fully Tiled Family Bathroom

6'9" x 6'7" (2.06m x 2.01m)

Comprising of a 3 piece suite which includes bath with mains shower, pedestal wash hand basin and low level WC.







## Attached Garage

16'10" x 7'11" (5.13m x 2.41m)

Having lighting and power. Rear personal door.

## Outside

Front extended driveway provides ample car parking spaces and leads to the attached garage. Mature lawn and well established borders.

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## School catchment areas

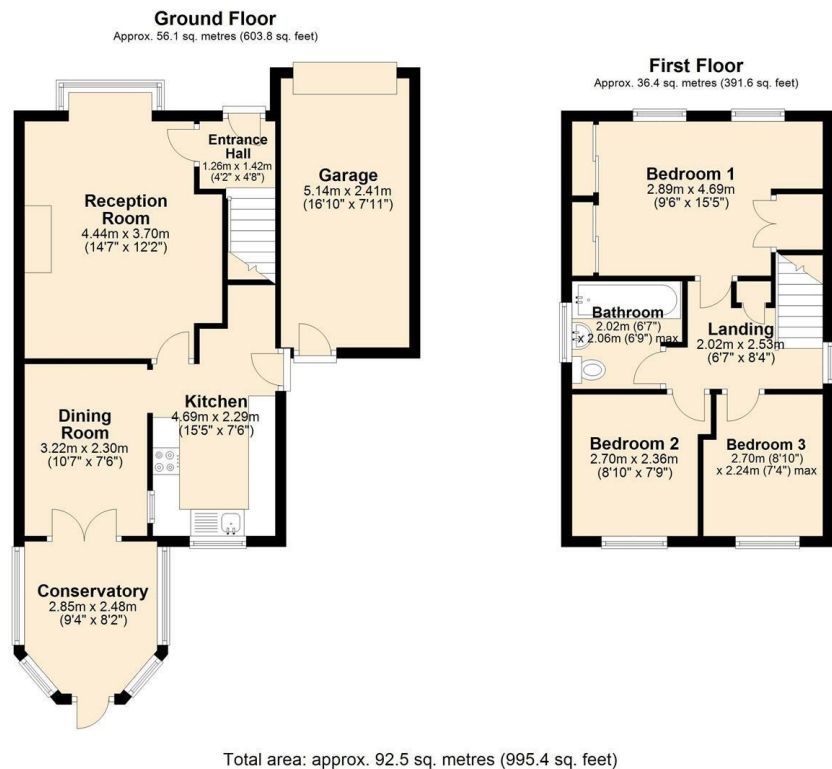
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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.





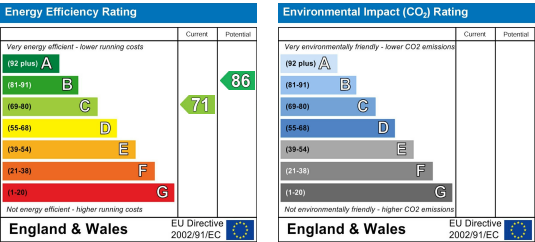
Floor Plan



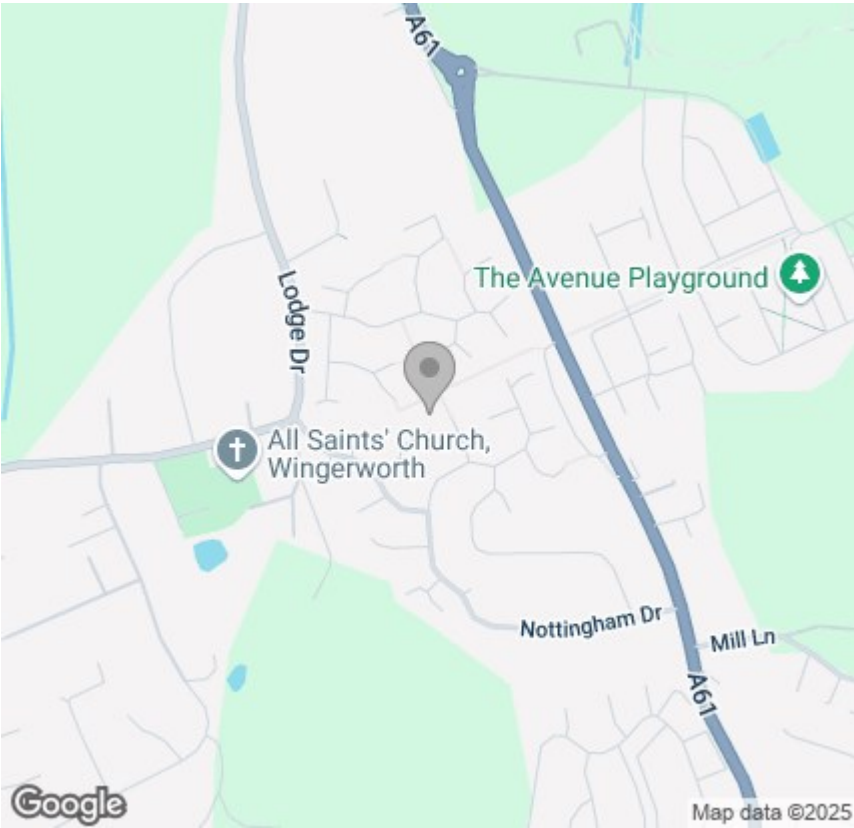
Viewing

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.

