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estate agents

34 Swathwick Lane

Wingerworth, Chesterfield, S42 6QW

Guide price £450,000

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Guide Price £450,000 - £465,000

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION! Early viewing is highly recommended of this fabulous FOUR DOUBLE BEDROOM/THREE BATHROOM DETACHED FAMILY HOUSE which is situated on a fabulous garden plot and enjoys enviable countryside front aspect views!

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.

Well proportioned and versatile family accommodation benefits from gas central heating (Combi boiler) uPVC double glazing and comprises of front porch, spacious entrance hall, ground floor shower room, dining room, family reception room and fitted kitchen. To the first floor main double bedroom with en suite shower room, three further double bedrooms and family bathroom with 3 piece suite.

Front screen privacy perimeter hedge with superbly maintained front garden with well tended lawn and well stocked mature borders. Fabulous block paved driveway which provides surplus amounts of car parking spaces and leads to the carport and detached double garage.. Block pathway leads to the front door.

Meticulously presented landscaped rear plot with manicured lawns with substantial fenced boundary. Well established side borders having an abundance of mature trees, bushes, plants and flowering perennials. Superb stone flagged patio area completes the setting for family and social entertaining!

Additional Information

Gas Central Heating- Potterton Combi boiler

uPVC double glazing

uPVC fascias/soffits

Gross Internal Floor Area- 219.0 Sq.m/2358.0 Sq.Ft.

Council Tax Band - F

Secondary School Catchment Area - Tupton Hall School





Front Porch

9'5" x 2'11" (2.87m x 0.89m)

Front double glazed entrance doors into the Porch with internal uPVC half glazed door into the hallway

Spacious Entrance Hall

11'8" x 9'5" (3.56m x 2.87m)

uPVC half glazed entrance door. Parquet flooring. Coats cupboard and stairs climbing to the first floor.

Fully Tiled Shower Room

6'5" x 5'8" (1.96m x 1.73m)

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

Fitted Kitchen

13'11" x 12'10" (4.24m x 3.91m)

Comprising of a range of Medium Oak base and wall units with complimentary work surfaces having an inset composite sink with tiled splash backs. Integrated double electric oven, gas hob and extractor fan. Integrated dishwasher. Tiled floor. uPVC side door leads to the carport.

Pantry

Having useful shelving, space and plumbing for the washing machine and the Potterton Combi boiler is also located here.

Reception Room

21'10" x 13'7" (6.65m x 4.14m)

Generously proportioned family living room with plenty of natural light from the front and side aspect windows and patio doors at the rear. Contemporary fireplace with electric fire.

Dining Room

13'10" x 11'10" (4.22m x 3.61m)

A further good sized reception/dining room with front aspect window.

First Floor Landing

14'8" x 9'5" (4.47m x 2.87m)

Access via a retractable ladder to the insulated loft space. Front aspect window with pleasant views.

Front Double Bedroom One

13'11" x 11'10" (4.24m x 3.61m)

Currently the main double bedroom with front aspect splendid views towards open countryside. Range of two double fitted wardrobes. Linen storage cupboard.

Half Tiled En - Suite

6'8" x 5'7" (2.03m x 1.70m)

Comprising of a 3 piece suite which includes a shower cubicle with mains shower, low level WC and wash hand basin set within modern vanity cupboard.

Rear Double Bedroom Two

14'0" x 13'1" (4.27m x 3.99m)

Good sized second double bedroom which enjoys lovely rear views over the landscaped gardens.

Front Double Bedroom Three

13'7" x 11'5" (4.14m x 3.48m)

A very pleasant double bedroom with plenty of natural light from both front and side aspect windows. Range of fitted wardrobes, bedside cabinets and a range of fitted drawers with feature inset window seat to take full advantage of the glorious views.





Rear Double Bedroom Four

13'7" x 10'0" (4.14m x 3.05m)

Good sized fourth double bedroom which enjoys lovely rear views over the landscaped gardens.

Family Bathroom

9'6" x 6'10" (2.90m x 2.08m)

Being partly tiled and comprising of a 3 piece suite which includes a corner bath, low level WC and wash hand basin set within vanity unit having fitted wall mirror and lighting.

Outside

Front screen privacy perimeter hedge with superbly maintained front garden with well tended lawn and well stocked mature borders. Fabulous block paved driveway which provides surplus amounts of car parking spaces and leads to the carport. Block pathway leads to the front door.

Meticulously presented landscaped rear plot with manicured lawns with substantial fenced boundary. Well established side borders having an abundance of mature trees, bushes, plants and flowering perennials. Superb stone flagged patio area completes the setting for family and social entertaining! There is a garden shed and greenhouse.

Double Garage

19'6" x 16'9" (5.94m x 5.11m)

Great sized garage with power, lighting and remotely controlled door. Side window and rear door onto the gardens.

Pitched Roof Car Port

17'9" x 16'9" (5.41m x 5.11m)

Fabulous additional parking space and provides superb additional roof storage space. Wall lantern.

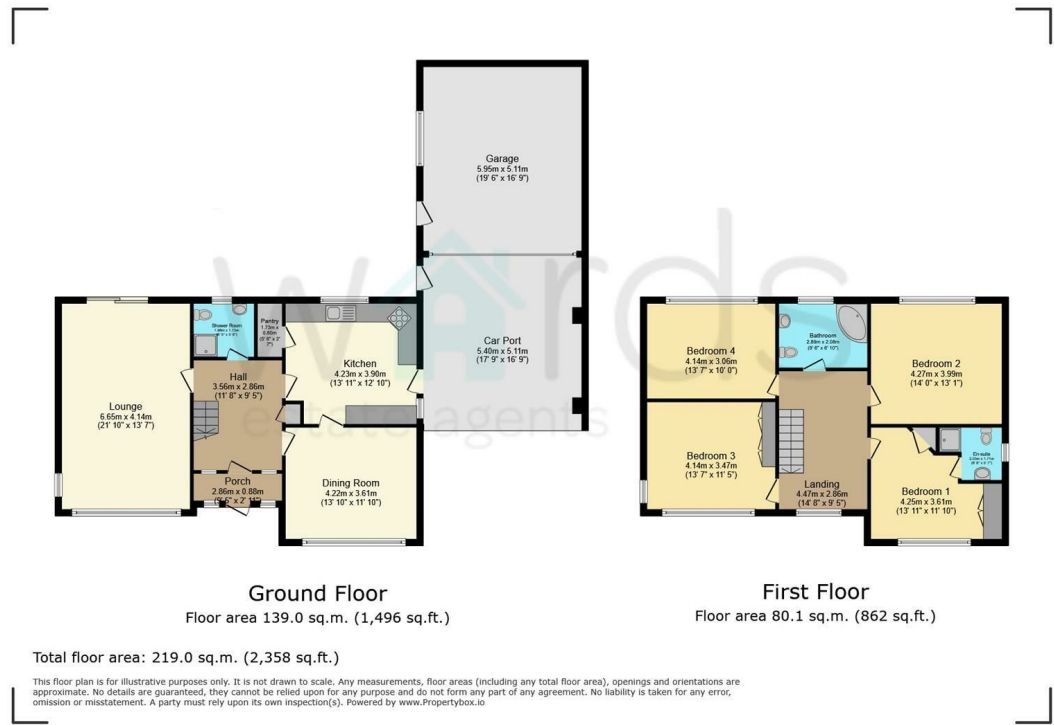
School catchment areas

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.



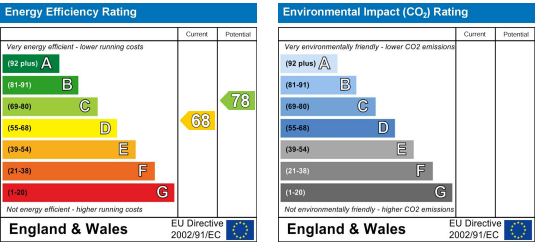
Floor Plan



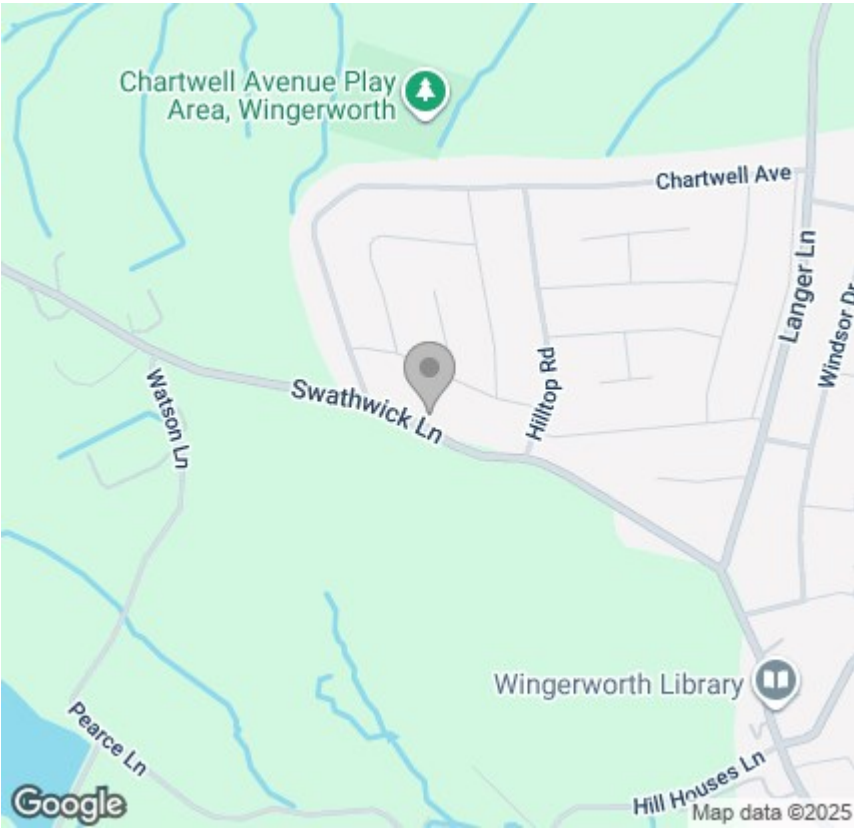
Viewing

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.

