



w**ards**
estate agents

18 Wrenpark Road

Wingerworth, Chesterfield, S42 6RZ

£495,000

18 Wrenpark Road

Wingerworth, Chesterfield, S42 6RZ

We are delighted to present this property to the market with NO CHAIN & IMMEDIATE POSSESSION! Early viewing is highly recommended of this fabulous FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE which is situated within SUPERB AND ENVIABLE GARDENS which offers great scope for 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 with easy access to the countryside including walks to Stubbing Pond and Stubbing Woods.

Well proportioned and maintained family accommodation currently benefits from gas central heating (Serviced with Blue Flame) uPVC double glazing and comprises of open front porch, spacious entrance hallway, cloakroom/WC, front dining room, light and airy family reception room with windows overlooking the gardens to three sides, kitchen and utility room. To the first floor, main double bedroom, two further double bedrooms and a versatile fourth bedroom which could be used also for office or home working. Large family bathroom with 3 piece suite.

Attached Double Garage with lighting and power. Remote controlled doors. Useful roof storage space. Scope for extension above the garage (subject to consents)

Impressive well established corner gardens with mature Beech/Holly perimeter hedge boundaries. Extensive driveway area which provides ample car parking for several vehicles or caravan/camper van parking if required.

Fabulous generously proportioned mature gardens to both side elevations which provide great potential for extensions (subject to consents) The gardens have well tended lawn areas, well stocked borders stocked with an abundance of plants and shrubbery, there is also a garden pond and paved patio. A perfect setting for family and social outside entertaining!





Additional Information

Gas Central Heating-Conventional Boiler 3/4 years old and regularly serviced with Blue Flame
uPVC double glazing/ fascias/soffits
Cavity Wall Insulation
Gross Internal Floor Area-171.7Sq.m/1848.0Sq.Ft.
Council Tax Band -E
Secondary School Catchment Area - Tupton Hall School
Primary School Catchment Area- Deer Park Primary School
Hunloke Park Primary School and Brookfield Secondary School are easy accessible.

Spacious Entrance Hall

16'11" x 6'11" (5.16m x 2.11m)

Front uPVC front entrance door with side glazed panels. Useful under stairs store cupboard.

Cloakroom/WC

6'5" x 5'11" (1.96m x 1.80m)

Comprising of a two piece suite which includes low level WC and pedestal wash hand basin.

Reception Room

23'4" x 11'11" (7.11m x 3.63m)

A splendid light and airy family reception room with dual aspect windows plus additional side window all overlooking the front, side and rear gardens. Modern contemporary feature fireplace with wood surround, marble back and hearth and gas-fire. Coving.

Dining Room

14'2" x 10'0" (4.32m x 3.05m)

A second reception room with front aspect bay window which overlook the front gardens.

Fitted Kitchen

10'11" x 9'11" (3.33m x 3.02m)

Comprising of a full range of Medium Oak effect base and wall units with complimentary work surfaces having inset stainless steel sink. Integrated electric oven, 5 ring gas hob and chimney extractor fan above. Integrated dishwasher and space for fridge.

Rear Porch

7'7" x 4'0" (2.31m x 1.22m)

Door leads into the double garage and also rear uPVC access door onto the rear gardens. Access into the Utility.

Utility Room

11'7" x 6'11" (3.53m x 2.11m)

A spacious utility with work surface, space and plumbing for washing machine. Ideal Combi Boiler which is annually serviced with Blue Flame (2024) Rear aspect window overlooking the gardens.

First Floor Landing

16'7" x 11'4" (5.05m x 3.45m)

Galleried landing with feature rear aspect window overlooking the rear gardens. Access via a retractable ladder to the insulated loft space, with lighting.

Front Double Bedroom One

11'11" x 11'7" (3.63m x 3.53m)

A generous main double bedroom with front aspect window and rooftops views towards open countryside.

Front Double Bedroom Two

12'0" x 10'1" (3.66m x 3.07m)

A second double bedroom with front aspect window. Built in wardrobes.





Rear Double Bedroom Three

11'11" x 11'4" (3.63m x 3.45m)

Third double bedroom with lovely views over the rear gardens.

Front Bedroom Four

9'0" x 8'8" (2.74m x 2.64m)

A versatile fourth bedroom which could also be used for office/study or home working.

Boxroom

6'6" x 5'5" (1.98m x 1.65m)

Could be used as nursery, office/study or home working space. Airing cupboard with cylinder water tank.

Family Bathroom

9'10" x 7'8" (3.00m x 2.34m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with spray shower, low level WC, and pedestal wash hand basin.

Outside

Impressive well established corner gardens with mature Beech/Holly perimeter hedge boundaries. Extensive driveway area which provides ample car parking for several vehicles or caravan/camper van parking if required.

Fabulous generously proportioned mature gardens to both side elevations which provide great potential for extensions (subject to consents) The gardens have well tended lawn areas, well stocked borders stocked with an abundance of plants and shrubbery, there is also a garden pond and paved patio. A perfect setting for family and social outside entertaining!

Double Garage

16'1" x 15'11" (4.90m x 4.85m)

With lighting and power. Remote controlled doors. Useful roof storage space. Scope for extension above the garage (subject to consents)

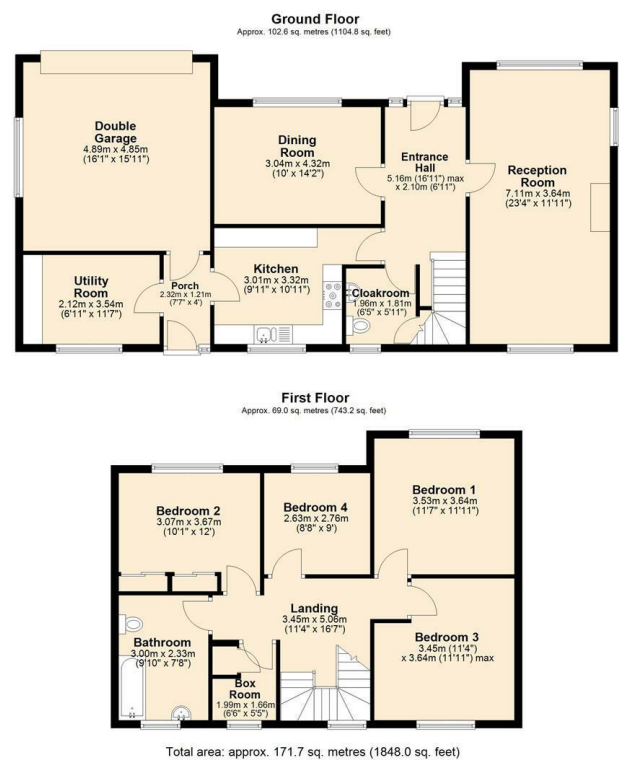


School catchment areas

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.

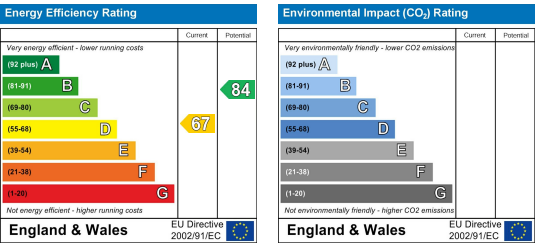
Floor Plan



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.

