



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

**2 Milford Close**

Wingerworth, Chesterfield, S42 6UG

**£365,000**



## 2 Milford Close

### Wingerworth, Chesterfield, S42 6UG

A unique opportunity to acquire this impressive, impeccably presented FOUR BEDROOM/THREE BATHROOM DETACHED family home of distinction, newly built in 2020 with a 10 year build warranty and remains in EXCELLENT SHOWHOME CONDITION THROUGHOUT- situated on a fabulous corner plot with enviable open aspect over the Avenue Washlands Nature Reserve.

The property sits on this extremely popular development just outside Wingerworth, being ideally placed for the local amenities and for prestigious schools, bus services and excellent road transport links via the A61/A38 and M1 Motorway.

Ideally suited to modern living, the property provides flexible, contemporary styled and decorated accommodation set across two levels- built to exacting high standards and designed to be practical and stylish! Internally the well proportioned family living space comprises of entrance hall, cloakroom/WC, family reception room, dining room & impressive integrated breakfasting kitchen. To the first floor principal double bedroom with exquisite en suite, guest double bedroom with luxury en suite, two further double bedrooms and superb family bathroom with 3 piece suite.

Front driveway provides ample car parking spaces and leads to the integral single garage. Low level Laurel hedge boundaries. Attractive block paved pathways and roadsides to the front of the property creates an extremely pleasing setting.

Fabulous SOUTH WEST FACING enclosed corner landscaped gardens to the rear with brick and fenced substantial boundaries. Extended stone paved patio, manicured lawns and raised sleeper edged beds set with an abundance of mature and well established plants. Exquisite Summer House and additional sun patio/hot tub area provides excellent social and family space for entertaining!

#### Additional Information

Ground floor professionally decorated 2025

Gas Central Heating

uPVC Double Glazed Windows

Gross Internal Floor Area- 141.5 Sq.m/1523.2 Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Tupton Hall School

#### Canopy Porch

##### Entrance Hall

16'1" x 6'4" (4.90m x 1.93m)

Front composite entrance door into the spacious hallway. Stairs climb to the first floor. Spacious under stairs storage cupboard. Cupboard with utility internet facility and electric consumer unit. Attractive radiator cover and laminate flooring.

##### Cloakroom/WC

5'4" x 2'11" (1.63m x 0.89m)

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







### Impressive Reception Room

18'4" x 10'10" (5.59m x 3.30m)

A beautifully decorated and presented spacious family reception room with pleasant front aspect window view. Modern media wall, downlighting and French doors into the dining room.

### Dining Room

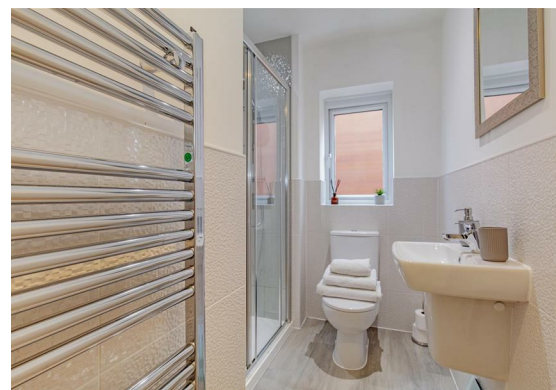
9'9" x 9'8" (2.97m x 2.95m)

A second reception room with rear aspect uPVC French doors with side glazed panels that lead onto the stone patio and gardens.

### Stunning Breakfast Kitchen

16'8" x 9'9" (5.08m x 2.97m)

Comprising of an ultra modern range of Blue Gloss base and wall units with complementary work surfaces and upstands with an inset stainless steel sink unit. Integrated double oven, 5 ring gas hob with chimney extractor above and aluminium splashback. Integrated appliances include a fridge freezer, dishwasher and washing machine. Subtle plinth lighting and new quality vinyl flooring. French doors lead out to the fully landscaped gardens and superb patio.



### First Floor Landing

10'10" x 6'9" (3.30m x 2.06m)

Access to the insulated loft space. Useful store cupboard. Airing cupboard with cylinder water tank.

### Principal Double Bedroom

15'0" x 12'9" (4.57m x 3.89m)

A charming main double bedroom with subtle decoration and a lovely front aspect. Quality range of mirror fronted double wardrobes.

### Exquisite En-Suite

6'8" x 5'10" (2.03m x 1.78m)

Splendid half tiled en suite comprising of a 3 piece suite which includes a double shower area with mains rainfall shower, low level WC, half pedestal wash hand basin. Chrom heated towel rail.

### Guest Double Bedroom Two

13'7" x 12'7" (4.14m x 3.84m)

Well proportioned Guest bedroom with two pleasant front aspect windows.

### Superb En-Suite

8'5" x 6'0" (2.57m x 1.83m)

A second en suite being half tiled and comprising of a 3 piece suite which includes a double shower area with mains rainfall shower, half pedestal wash hand basin and low level WC. Chrome heated towel rail.

### Rear Double Bedroom Three

10'3" x 8'5" (3.12m x 2.57m)

This third double bedroom enjoys nice views over the landscaped rear gardens.

### Rear Double Bedroom Four

10'3" x 8'11" (3.12m x 2.72m)

Fourth double bedroom again with a pleasant rear aspect over the patio and gardens. Double mirror fronted wardrobe.

### Luxury Family Bathroom

7'5" x 6'0" (2.26m x 1.83m)

A fabulous family bathroom with feature tiling and comprising of a 3 piece suite which includes a family bath with mains shower above and shower screen, half pedestal wash hand basin and low level WC. Chrome heated towel rail.

### Outside

Front driveway provides ample car parking spaces and leads to the integral single garage. Low level Laurel hedge boundaries. Attractive block paved pathways and roadsides to the front of the property creates an extremely pleasing setting.

Fabulous SOUTH WEST FACING enclosed corner landscaped gardens to the rear with brick and fenced substantial boundaries. Extended stone paved patio, manicured lawns and raised sleeper edged beds set with an abundance of mature and well established plants. Exquisite Summer House and additional sun patio/hot tub area provides excellent social and family space for entertaining! Outside lighting & water tap







### Summer House

11'5" x 7'6" (3.48m x 2.29m)

Superb summer house which is perfect for outside family and social entertainment !! Includes uPVC French doors, rear uPVC window overlooking the gardens, cocktail bar, WIFI, power and lighting. Excellent versatility to also be used for office or home working facility.

### Integral Garage

15'10" x 8'4" (4.83m x 2.54m)

The gas central heating boiler is located in the garage. Lighting and power.



### School catchment areas

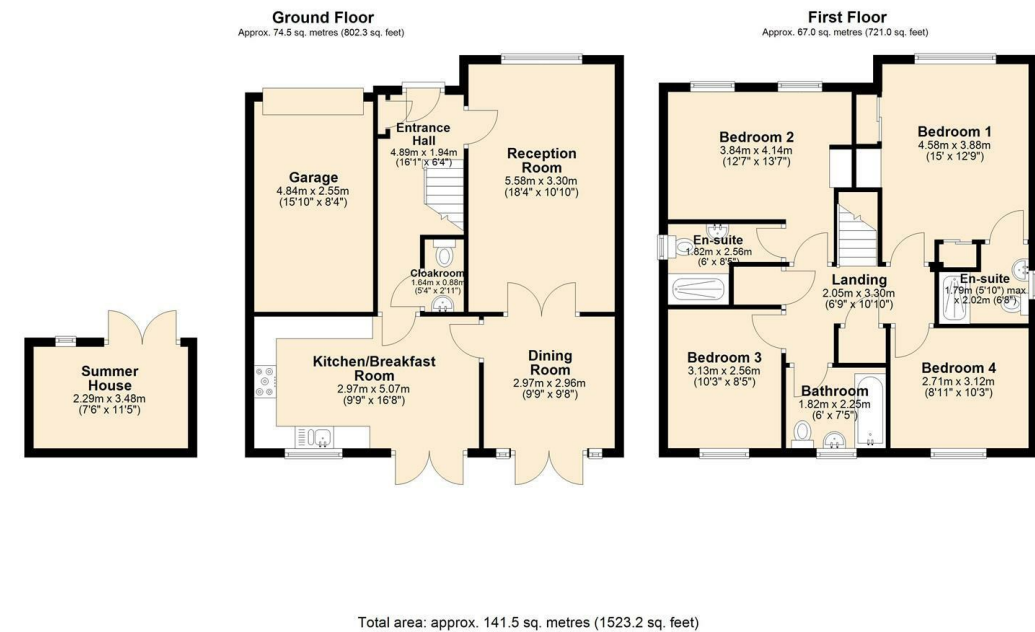
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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.





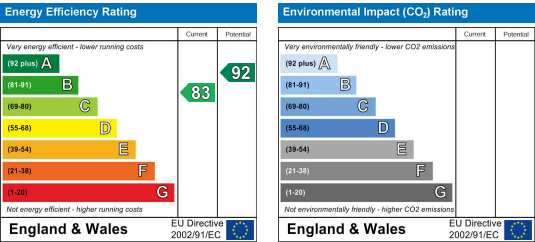
Floor Plan



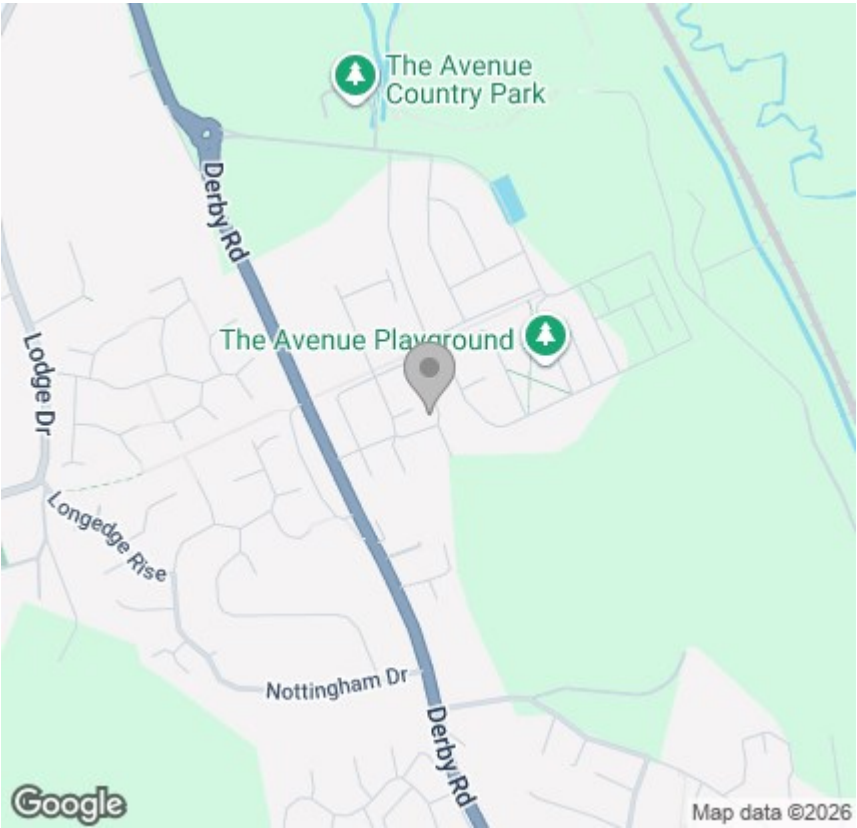
Viewing

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.

