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estate agents

25 Heathfield Close

Wingerworth, Chesterfield, S42 6RW

Guide price £180,000

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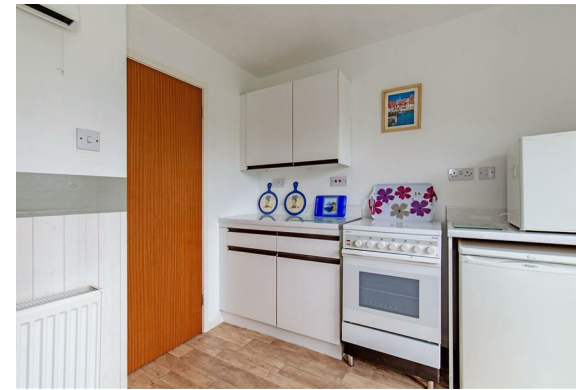
Guide Price £180,000 - £190,000

Offered to the open market with NO CHAIN!

Viewing is advised of this TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW which is situated in this ever popular cul de sac with enclosed rear garden. Set in this sought after semi-rural residential location on the outskirts of Chesterfield within close proximity of the town centre, all local amenities, highly regarded schooling and main commuter links via A38 & M1 motorway.

Internally the accommodation does require some updating and currently benefits from gas central heating with a Combi boiler (new in 2017) plus wood framed single glazed windows with single glazing. Comprising of front entrance porch, reception room, rear kitchen, partly tiled bathroom with 3 piece suite, two double bedrooms.

Front open plan lawn, side driveway providing parking and access to the link attached garage. Rear enclosed lawned gardens with fenced boundaries. Side access to the front.





Additional Information

Gas Central Heating-Combi boiler installed in 2017
 Gas Safety Certificate 10th Sep 2025
 Wood original facias
 Wood framed windows with single glazing
 Cavity wall insulation
 Gross Internal Floor Area- 70.9Sq.m/ 763.2Sq.Ft.
 Council Tax Band - B
 Secondary School Catchment Area - Tupton Hall School

Front Porch

4'0" x 3'10" (1.22m x 1.17m)
 uPVC entrance door into the porch.
 Internal door into the reception room.

Reception Room

16'0" x 12'3" (4.88m x 3.73m)
 Family living room with front aspect window. Brick feature fireplace with gas-fire.

Kitchen

11'0" x 7'1" (3.35m x 2.16m)
 Comprising of a range of base and wall units with work surfaces having an inset stainless steel sink unit. Space for washing machine, cooker and fridge. Wall mounted Baxi Combi fitted in 2017). Rear glazed uPVC door.

Inner Hall

7'8" x 2'9" (2.34m x 0.84m)
 Useful store cupboard and access to the roof space.

Rear Double Bedroom One

11'6" x 9'5" (3.51m x 2.87m)
 Main double bedroom with rear aspect window.





Front Double Bedroom Two

11'1" x 8'2" (3.38m x 2.49m)

A further double bedroom with front aspect window. Store cupboard.

Family Bathroom

6'4" x 5'4" (1.93m x 1.63m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with electric shower above, pedestal wash handbasin and low level WC.

Link Attached Garage

19'3" x 8'6" (5.87m x 2.59m)

Rear wooden door.

Outside

Open plan front lawns. Side driveway leads to the link attached single garage. Paved pathway to the front entrance.

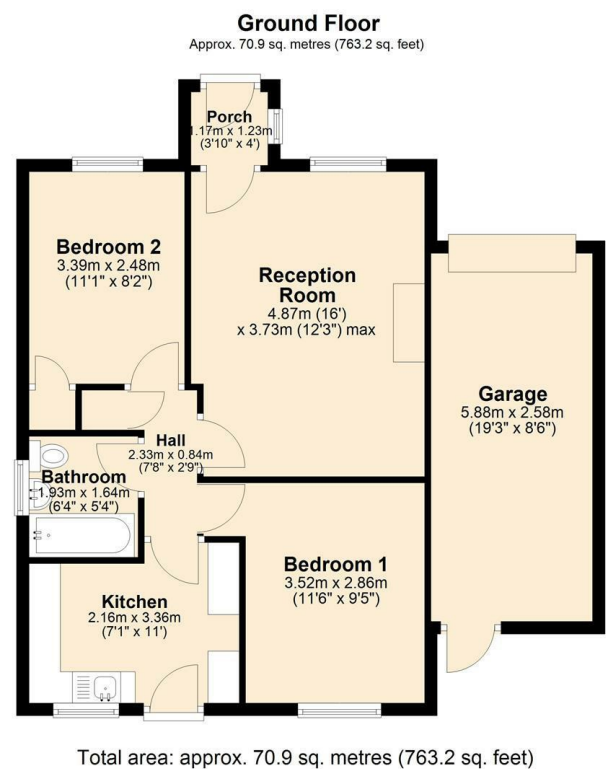
Rear enclosed garden with fenced boundaries. Lawn areas and side access to wrought iron gate and access via the side of the bungalow to the front.

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.

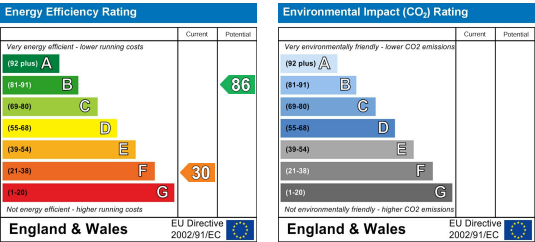
Floor Plan



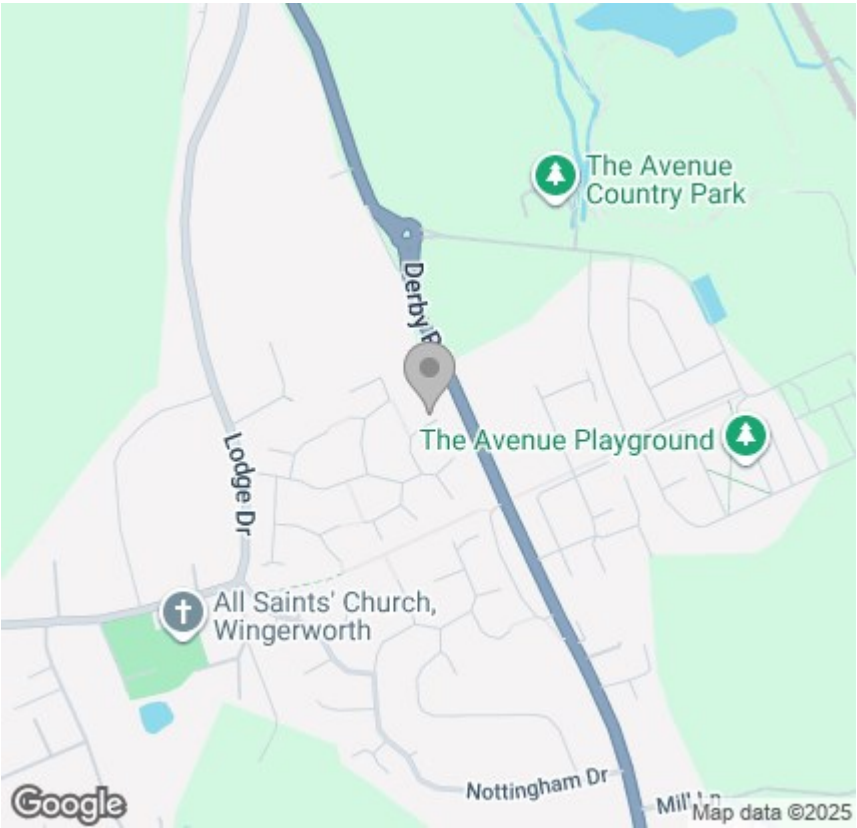
Viewing

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.

