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estate agents

## **4 Hayfield Close**

Wingerworth, Chesterfield, S42 6QF

**Guide price £600,000**



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### Wingerworth, Chesterfield, S42 6QF

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Early viewing is absolutely imperative to fully appreciate this outstanding, fully refurbished STONE BUILT THREE BEDROOM/TWO BATHROOM DETACHED BUNGALOW- an absolute true GEM waiting to be discovered!! Situated in this highly sought after setting with an enviable corner position within this exclusive semi rural cul de sac. Located in one of Wingerworth's most desirable areas being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Set on the fringe of the National Peak District yet ideal for major transport links via A61 into Chesterfield Town Centre, Alfreton and further afield via the A38/M1

Superbly modernised throughout to a high specification the family living space offers 1300 sq ft of versatile accommodation which benefits from a new gas CH system, rewiring, replastering and uPVC double glazing/ window shutters. Beautifully presented interior offers an impressive elegance with a really enviable feel of relaxing ambience throughout. Potential for rear extension or loft conversion (subject to consents) Internally comprises of spacious entrance hallway, impressive open plan family reception area, dining space with bi fold doors and integrated breakfast kitchen. Rear of garage utility room. Principal double bedroom with range of quality fitted wardrobes and exquisite fully tiled en suite shower room, second double bedroom, fully tiled luxury family bathroom and good sized third bedroom.

Stunning Limestone front driveway provides ample parking for several vehicles, camper van or caravan standing. Mature stone rockery bed which is fully stocked. Double Garage with converted rear utility. Generous sun blessed SOUTH FACING rear gardens! Fabulous Limestone patio area with sleeper edged raised stocked bed creates an absolutely perfect setting for outside fresco dining, and family/social relaxation, entertaining and enjoyment! Well tended lawns and substantial fenced boundaries.

#### Additional Information

New Gas Central Heating System 2023

New uPVC Double Glazed windows/facias/soffits/guttering 2023

New quality internal doors & chrome fittings

Replastered throughout 2023

Re-wired 2023

Gross Internal Floor Area- 121.1 Sq.m/ 1303.5 Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Tupton Hall School

#### Spacious Entrance Hall

9'9" x 5'3" (2.97m x 1.60m)

Stylish front composite entrance door with inset glazed panel gives access into this light and airy spacious hallway with access to accommodation. Quality LTV wood effect flooring. Useful coats storage cupboard, and downlighting. Access via a retractable ladder to the insulated loft space which offers huge potential for conversion (subject to consents)







### Impressive Kitchen/ Breakfast Room

17'2" x 9'6" (5.23m x 2.90m)

Beautifully fitted with a full range of quality soft grey base, drawer & wall units with inset window racks and complimentary Quartz work surfaces/upstands/window sill. Inset Belfast sink with feature mixer hose tap. Integrated double oven, induction hob and extractor above. Integrated microwave, fridge freezer and dishwasher. Rear aspect window gives plenty of natural light and provides a lovely view over the rear gardens. Breakfast Bar seating with feature drop down lighting above. Feature wall radiator. Wood effect LTV flooring.

### Stunning Open Plan Dining/Living Space

19'10" x 13'11" (6.05m x 4.24m)

A fabulous open plan family living and dining space being neutrally presented and which enjoys tremendous amounts of natural light from both the front aspect bay window (with shutters) and superb Bi-Fold doors which lead onto the splendid limestone patio and landscaped gardens. A perfect combination for family living! Half glazed door leads into the hallway. Wall feature radiator and additional rear aspect picture window.

### Luxury Family Bathroom

7'2" x 5'4" (2.18m x 1.63m)

A superb family bathroom being fully tiled with an exquisite style of 'marble' effect tile. Comprises of family bath with complimentary side tiling, wash hand basin with fountain tap set within an attractive White vanity unit and low level WC set in housing. Chrome heated towel rail and tiled floor.

### Principal Double Bedroom

16'11"x 9'11" (5.16mx 3.02m)

Neutrally presented main double bedroom with front aspect window having complimentary window shutters. Full range of very stylish floor to ceiling fitted wardrobes in soft Mink which include surplus amounts of hanging, shelving and drawer storage. Feature radiator, downlighting and feature ceiling drop bedside lighting complete this tranquil main bedroom setting. Access door into the en suite.

### Exquisite En Suite

5'4" x 4'11" (1.63m x 1.50m)

A splendid en suite shower room being fully tiled with impressive style of 'marble' effect tile. Comprising of shower area with mains rainfall shower and additional hose attachment, wash hand basin with fountain tap set in attractive White vanity unit and low level WC. Tiled floor and chrome heated towel rails. Wall chrome towel rack. Wall mounted mirror fronted vanity cabinet.

### Rear Double Bedroom Two

14'0" x 9'4" (4.27m x 2.84m)

A second neutrally presented and spacious double bedroom. Rear aspect window again with complimentary window shutters which provides an enjoyable view over the rear gardens. Downlighting and feature radiator.

### Spacious Third Bedroom

9'6" x 8'0" (2.90m x 2.44m)

A third good sized versatile bedroom which currently is beautifully presented as a nursery but would also be ideal for office/study or home working. Rear aspect window with complimentary shutters and provides a nice aspect over the rear gardens. Downlighting and feature radiator.

### Utility Room

13'0" x 7'10" (3.96m x 2.39m)

Superbly fitted utility room which has been converted at the rear of the garage. Comprises of a generous range of base units with inset stainless steel sink unit and complimentary work surfaces. Space and plumbing for washer/dryer and space for fridge freezer. uPVC glazed door to the rear gardens and access door leads into the front part of the garage.

### Double Garage

13'0" x 11'2" (3.96m x 3.40m)

Generous proportioned double garage space with converted utility space to the rear. Small vehicle parking remains available at the front of the garage if required. Lighting and power and shutter roller garage door.



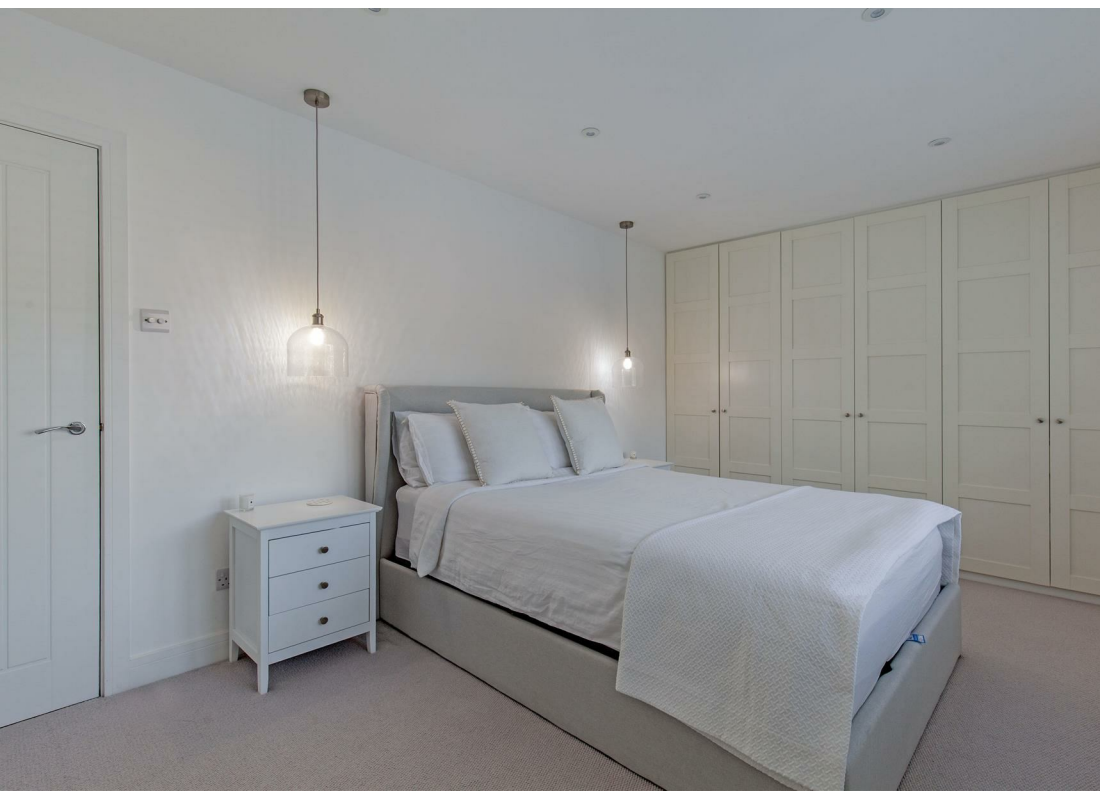
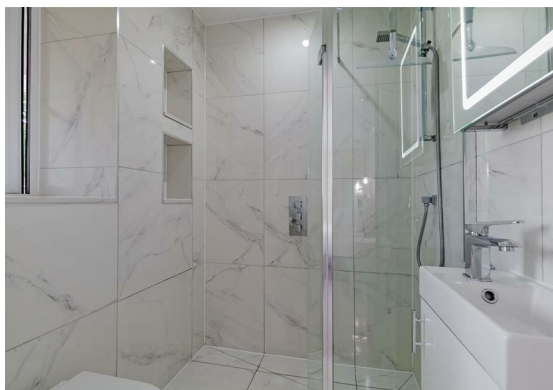




### Outside

Stunning newly laid Limestone front driveway provides ample parking for several vehicles, camper van or caravan standing if required. Stone pathways to the front entrance and to both sides of the property with secure gated access to the rear of the property. Front lawn area and central low level stepping with a fabulous stone rocky bed which is fully stocked with an abundance of seasonal planing and evergreen shrubbery. Double Garage with converted utility at rear.

Generous sun blessed SOUTH FACING rear landscaped gardens! Fabulous large Limestone patio area with sleeper edged raised beds fully stocked with plants, shrubs and wall climbers creates an absolutely perfect setting for outside fresco dining, and family/social relaxation, entertaining and enjoyment! Good sized well tended lawn areas with sleeper divide and lower planted borders. Substantially fenced boundaries.



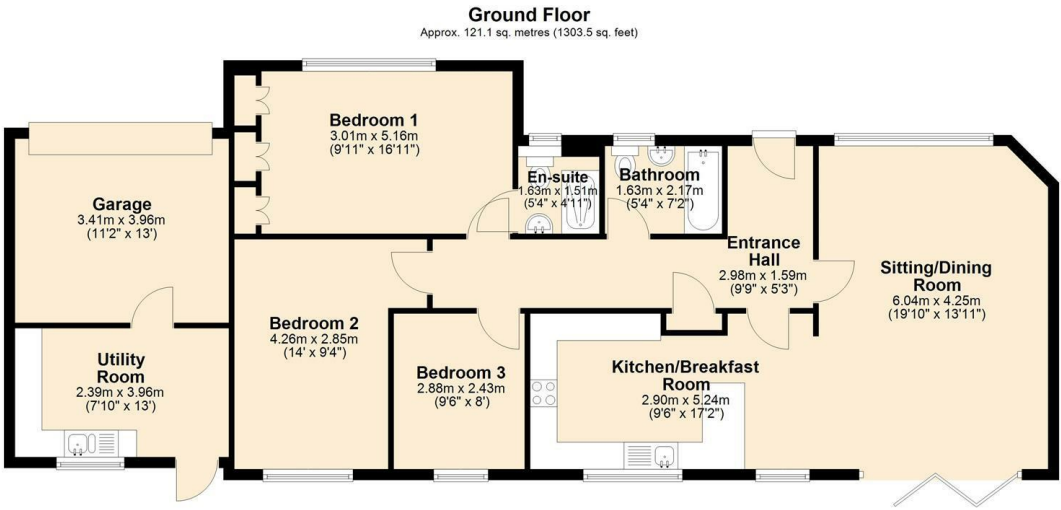
### School catchment areas

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

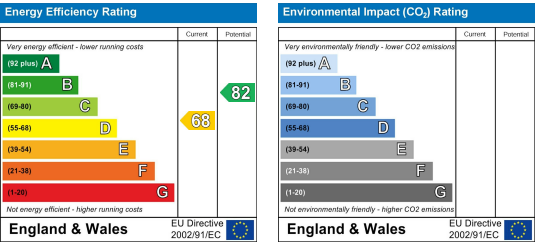


Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

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



17 Glumangate, Chesterfield S40 1TX  
Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

