



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

**4 Hillhouse Court New Road**

Wingerworth, Chesterfield, S42 6TD

**Guide price £1,000,000**



## 4 Hillhouse Court New Road

Wingerworth, Chesterfield, S42  
6TD

Price Guided £1,000,000- £1,150,000

-8 metre by 4 metre orangery with bifold  
4,000 square feet  
1/3 acre plot  
Underfloor heating throughout ground floor  
5/6 bedrooms and 4 bathrooms  
Gated community  
No chain  
Top end specifications throughout  
Parking for five cars  
Hot tub sunken into extensive decking area Open plan living area

**FIVE/SIX DOUBLE BEDROOM/FOUR BATHROOM EXECUTIVE DETACHED FAMILY RESIDENCE!** Extensive versatile accommodation of over 4000 Sq Ft the property has been finished to an exceptionally high standard & thoughtfully designed. Offering beautiful, stylishly decorated interior! Situated 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 the Village.

Exceptional interior benefits from gas central heating (Combi) uPVC double glazing and comprises an impressive reception hall, cloakroom/WC, study/Bed6/home working room, elegant reception room with Bi Folds doors to a splendid orangery having two sets of Bi Folds onto the rear stone patio/decking, Exquisite dining kitchen complete with a full range of integrated appliances & finished with granite worktops, utility room. First floor principal bedroom with exquisite en suite and a further two guest bedrooms with fabulous jack & jill en suite. Two double bedrooms and luxurious family 4 piece bathroom, offering total flexibility for a growing family. Superb versatile second floor family/entertainment/gym accommodation with numerous options of use.

Shared private block paved driveway with secure gated entrance. Driveway provides ample car parking for numerous vehicles with Integral double garage. Fabulous landscaped gardens which enjoy the benefit of seclusion from the woodland rear aspect.

### Additional Information

Construction completion in 2018 with 10 year build warranty

Gas Central Heating- Ideal Boiler -serviced 2023

Systems boiler with 300 litre pressurised hot water cylinder.

Underfloor heating to ground floor with Karndean flooring

uPVC Double Glazed Windows

Internal doors with bespoke stain to match with the downstairs flooring as do the bannisters.

Gross Internal Floor Area - 381.0 Sq.m / 4101.5 Sq.Ft.

Council Tax Band - G

Secondary School Catchment Area -Tupton Hall School







### **Stylish Reception Hall** 22'2" x 11'1" (6.76m x 3.38m)

Double composite entrance doors into the fabulous reception hall with fabulous solid oak, with bespoke stain, glazed staircase climbing to the first floor. Quality Kamdean flooring.

### **Cloakroom/WC** 8'1" x 5'10" (2.46m x 1.78m)

Comprising of a quality Burlington 2 piece White suite which includes a High Level WC and wash hand basin set in attractive vanity unit. Tiled floor.

### **Study/Home Working Room** 12'3" x 10'3" (3.73m x 3.12m)

A versatile room which is currently utilised for home beauty but could also facilitate use as either a bedroom or office.

### **Stunning Breakfasting Kitchen** 26'4" x 14'0" (8.03m x 4.27m)

Comprising of a superb quality range of dual tone base, wall and drawer units with glazed display cupboards and complimentary feature Crayon Marble work surfaces over plus window sills. Inset 1 1/2 bowl with pull out mixer tap. Integrated dishwasher. Pull out larder units and integrated wine chiller. Integrated NEFF double oven with warming drawer. Integrated NEFF fridge freezer. Central breakfast island with protruded breakfast bar seating. NEFF Induction Hob with feature extractor fan above and surplus amounts of additional cupboards and drawer storage. Kickboards and Kamdean flooring. Open plan into the Orangery.



### **Utility Room** 14'2" x 5'10" (4.32m x 1.78m)

Complimentary range of base and wall units which include a useful broom cupboard. Inset stainless steel sink unit with mixer tap. Kamdean flooring. Composite door to rear gardens. Space for washer and dryer. Access door to the garage.

### **Elegant Reception Room** 21'3" x 16'3" (6.48m x 4.95m)

Impeccably presented and stylishly decorated family reception room with quality bi-fold doors into the fabulous Orangery. Feature inset hearth with solid Oak mantel and inset log burner. Kamdean flooring

### **Magnificent Orangery** 27'2" x 12'0" (8.28m x 3.66m)

Impressive range of bi fold doors to two elevations leading onto the stunning composite decking area and landscaped gardens. Superb lantern roof line.

### **First Floor**

#### **Impressive Galleried Landing** 16'2" x 11'1" (4.93m x 3.38m)

Excellent spacious galleried landing with access to all of the first floor accommodation and further stairs to the second floor.

#### **Principal Double Bedroom** 18'5" x 16'3" (5.61m x 4.95m)

Well proportioned main double bedroom suite with rear aspect window overlooking the rear gardens and pleasant park aspect beyond. Quality range of two double fitted wardrobes.

#### **Exquisite En-Suite Shower Room** 9'11" x 5'5" (3.02m x 1.65m)

Professional designed fittings comprising a 3 piece White suite which includes a double shower cubicle with mixer shower and additional shower spray, low level wall hung WC and feature wash hand basin set upon a wall hung stylish vanity unit. Tiled floor.

#### **Front Double Bedroom Two** 18'11" x 16'1" (5.77m x 4.90m)

Generous Guest bedroom with front aspect window. Range of two double fitted wardrobes. Access to Jack and Jill Shower Room.

#### **Rear Double Bedroom Three** 16'0" x 13'11" (4.88m x 4.24m)

Third spacious double bedroom with range of two double fitted wardrobes. Access to Jack and Jill Shower Room







### Luxury Jack and Jill En-Suite

9'8" x 6'1" (2.95m x 1.85m)

Partly tiled and comprising of a superb Burlington 2 piece White suite which includes a double cubicle with mains shower, high level WC and wash hand basin. Feature radiator. Tiled flooring.

### Front Double Bedroom Four

12'3" x 10'3" (3.73m x 3.12m)

A further good sized double bedroom with range of double built in wardrobes. Front aspect window.

### Front Double Bedroom Five

11'5" x 11'1" (3.48m x 3.38m)

Spacious fifth bedroom with front aspect window.

### Splendid Family Bathroom

13'11" x 10'0" (4.24m x 3.05m)

Impressive family half tiled bathroom suite with professionally designed fittings which includes a feature free standing bath with spray shower attachment, walk in showering enclosure with mains mixer shower, wall mounted low level WC and bespoke twin wash hand basins set within attractive vanity cupboards. Chrome heated towel rail. Wall mirror and downlighting

### Second Floor Family Room

32'0" x 19'3" (9.75m x 5.87m)

Superb versatile second floor family/entertainment/gym accommodation. Quality Kamdean flooring. Three Velux windows. This area is capable of forming additional bedrooms (Subject to consents).

### Double Garage

20'2" x 18'11" (6.15m x 5.77m)

Ideal Combi Boiler and cylinder tank.

Sectional area for animal care with tiled walling. Door to the garden. Can easily be converted back to garage.

Remote control garage doors, lighting and power

### Outside

The property is accessed off a shared private block paved driveway off Hillhouse Court with secure gated entrance.

Front sweeping block paved driveway provides ample car parking for surplus amounts of vehicles and leads to the Integral double garage with electric sectional insulated door with top lights.

## 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.

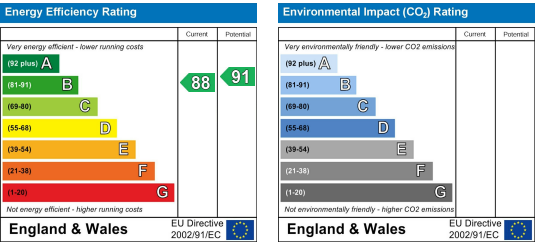
Floor Plan



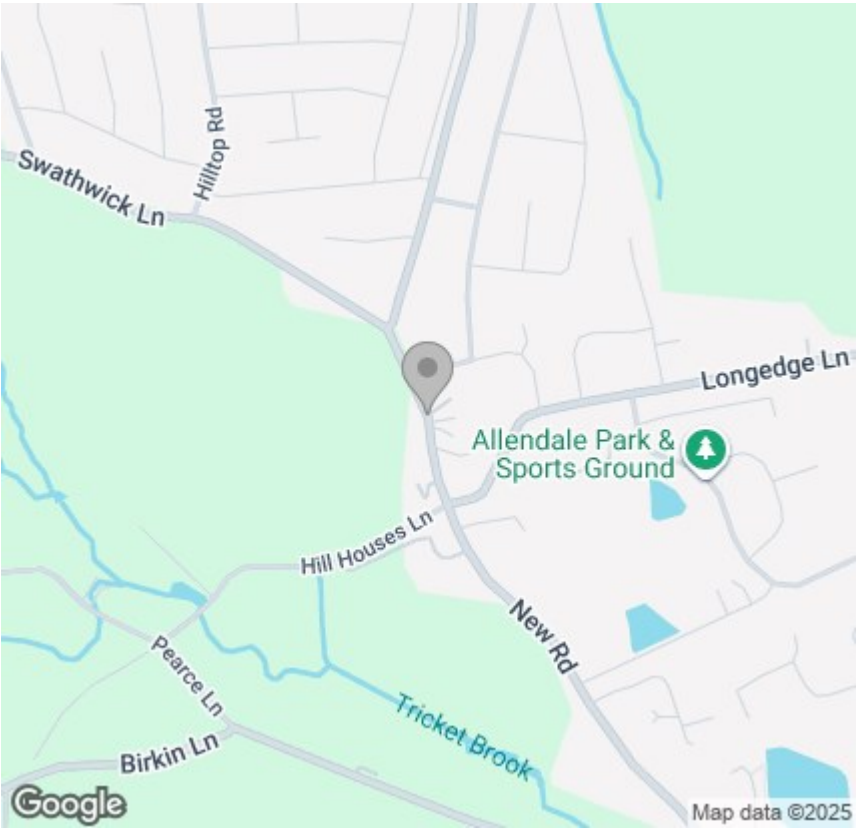
Viewing

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.

