



Hockley Lane, Wingerworth, Chesterfield, S42 6QQ

- 1.75 ACRES of SOUTH FACING LAND
 - MODERN KITCHEN
 - 2 FAMILY SIZED BATHROOMS
 - AMPLE DRIVEWAY PARKING
- FIVE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE WITH LOG BURNING STOVE
 - RURAL VIEWS
 - DOUBLE GARAGE

Offers In The Region Of £750,000

HUNTERS[®]
HERE TO GET *you* THERE

This offers a rare opportunity to acquire something special - **VIEWING ADVISED TO BE FULLY APPRECIATED!**

Located in one of the most popular villages surrounding Chesterfield, with superb rural views is this delightful **FOUR BEDROOM PLUS OFFICE / BEDROOM DETACHED BUNGALOW** with **1.75 ACRES** of **SOUTH FACING LAND**.

The property was built by the current occupiers and has been lovingly cared for over the years. The views are far reaching at the rear & **MUST BE SEEN**.

The self designed property has lots of space & was extended approximately 13 years ago to offer even more accommodation.

The property comprises - entrance hall providing access to all rooms and the loft space (which is part boarded and has lighting) via a drop down ladder.

The spacious Lounge has a log burning stove and feature picture windows overlooking the land towards fields and countryside. There is a separate dining room for entertaining.

The kitchen has been modernised in recent years, provides ample space for all necessary appliances and space for a dining table as well.

In total there are five bedrooms, with options to use one as a study or office. In addition the design and layout of the property could offer scope to create an annex type arrangement too.

There is a separate guest cloakroom and one family bathroom with shower over bath and generous storage space plus further shower room / WC.

Gas central heating, uPVC double glazed, WiFi. Mains water, gas & electric. Septic tank and soakaway for sewerage.

Externally to the front of the property is a large **DOUBLE GARAGE** and driveway for parking several vehicles.

Gardens and patio to all sides with the vast majority of the land to the south of the property with summer house and vegetable plots.

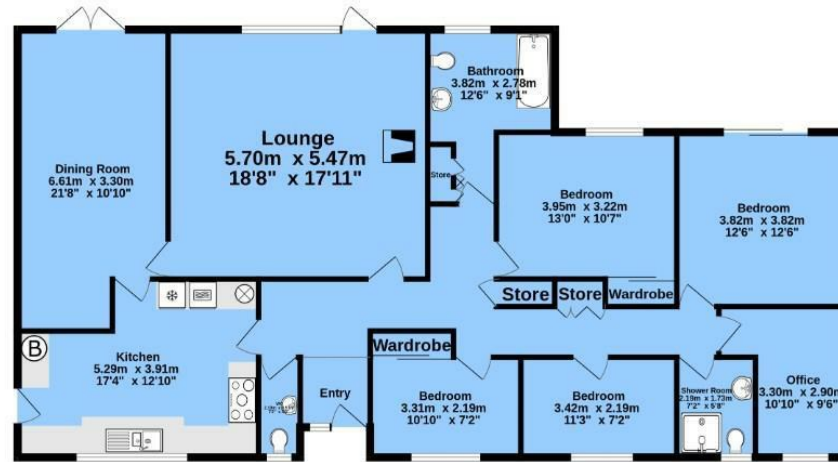
The plot is approximately 1.75 acres in total.

Call Hunters to arrange a viewing.





GROUND FLOOR
189.7 sq.m. (2042 sq.ft.) approx.



TOTAL FLOOR AREA: 189.7 sq.m. (2042 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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