



Sally Botham
ESTATES

1A CENTRAL DRIVE
Wingerworth, S42 6QJ
£670,000









A superbly appointed, exceptionally spacious, detached new-build dormer bungalow property, ideally located in a popular residential area close to local amenities. The property offers contemporary design generous living space, with: large open-plan living-dining-kitchen with bifold doors to the gardens. Three ground floor bedrooms, one with ensuite shower room; ground floor WC; utility room; two exceptionally spacious first floor bedrooms; and a good-size family bathroom. Finished to a high standard with quality fixtures and fittings.

Wingerworth is a popular residential area with excellent local amenities including a GP surgery, local shops, village hall etc. There are two local primary schools, both highly regarded with good reputations. The village lies within easy reach of the towns of Chesterfield and Alfreton and the cities of Sheffield, Nottingham, and Derby are within commuting distance. There is a good bus service to surrounding towns, and J29 M1 motorway is within easy reach (approx 6.5 miles). There is a mainline train station in Chesterfield (approx 2.5 miles).

Entering the property via a contemporary composite entrance door with glazed panel, which opens to:

ENTRANCE VESTIBULE

Having high-gloss marble-effect porcelain tiles to the floor. A contemporary oak panelled door opens to:

LIVING-DINING-KITCHEN

A generously proportioned room with high-gloss marble-effect porcelain tiles to the floor, with under-floor heating, following through from the entrance vestibule. This exceptionally spacious room has bifold doors opening onto a flagged terrace and an enclosed rear garden. The kitchen area of the room is fitted with a good range of shaker-style units, with cupboards and drawers set beneath a contemporary quartz worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting, and a large island unit with an over-sailing top, creating a breakfast bar. Beneath the island unit are storage cupboards and deep pan drawers. Set within the island unit is a Bosch five-ring induction hob, and a pop-up power point. Within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap. Within the kitchen, there is a tall pull-out larder unit and pull-out recycling unit. Integral appliances include: 12-place-setting dishwasher, fridge freezer, and wine cooler. Sited within the kitchen is a Bosch fan-assisted electric oven, and built-in microwave. There are pendant light fittings over the island unit and the room is illuminated by low-energy downlight spotlights. The living area of the room has television aerial points. Contemporary oak panelled doors open to:

BEDROOM THREE

Having rear-aspect UPVC double-glazed windows overlooking the delightfully private enclosed rear garden. A pair of doors open to a walk-in wardrobe / storage cupboard. A further door leads to:

EN SUITE

Having a side-aspect double-glazed window with obscured glass. A fully-tiled room with ceramic tile floor, having a suite with: quadrant shower cubicle with mixer shower, with monsoon rain head and handheld shower spray; concealed-cistern dual-flush WC; and contemporary wash hand basin with storage drawers beneath. The room has a ladder-style electric towel radiator, underfloor heating, downlight spotlights, extractor fan, and shaver point.

BEDROOM FOUR / DINING ROOM

With rear-aspect UPVC double-glazed windows overlooking the garden. The room has individually-controlled underfloor heating, and a television aerial point.

GROUND FLOOR WC

With a modern unit incorporating a dual-flush concealed-cistern WC, wash hand basin, and storage cupboard.

STUDY / BEDROOM FIVE

Having dual-aspect UPVC double-glazed windows, creating a light and airy space. This room would be ideal as a work-from-home space, or a further bedroom.

UTILITY ROOM

Having a front-aspect double-glazed window, porcelain tiles to the floor following through from the living-dining-kitchen, and a good range of built-in storage cupboards. The room has a worksurface, having an under-mounted sink with mixer tap. There is space and connection for an automatic washing machine and further white goods. An oak panelled door leads to:

INTEGRAL GARAGE

Having an electrically-operated double-width sliding-panel up-and-over vehicular access door, power, and lighting. Within the garage is the Ideal gas-fired boiler, which provides hot water and central heating to the property, and a large hot water cylinder, which is fitted with an immersion heater. There is an electric vehicle charging point, hot and cold water taps, and central hub for television aerial connections and CCTV.

From the living-dining-kitchen, a staircase with a glass balustrade and oak handrails and newels rises to:

FIRST FLOOR LANDING

With dual-aspect Velux rooflight windows, underfloor heating, and oak panelled doors opening to:

FIRST FLOOR BEDROOM ONE

Built into the shape of the roof with dual-aspect Velux rooflight windows, individually-controlled underfloor heating, downlight spotlights, and television aerial points. There are two deep built-in storage cupboards with lighting.

FIRST FLOOR BEDROOM TWO

With dual-aspect Velux rooflight windows, downlight spotlights, individually-controlled underfloor heating, and television aerial point.

FAMILY BATHROOM

Being partially-tiled with a ceramic tile floor and having a front-aspect Velux window with obscured glass. Suite with: contemporary double-ended bath with side-fill tap and handheld shower spray; unit with dual-flush concealed-cistern WC with wash hand basin and storage cupboard beneath; tiled shower cubicle with mixer shower, with monsoon rain head and handheld shower spray. The room has an electric ladder-style towel radiator, downlight spotlights, shaver point, extractor fan, and a point for an illuminated mirror if required.

OUTSIDE

The property is approached via a driveway providing off-road parking for several vehicles and giving access to the integral garage. There is an area of garden, ideal for flowering plants. A pathway runs down the side of the property to a delightful enclosed rear garden, taking advantage of the southerly aspect. The garden is enclosed by hedging and fencing. Immediately to the rear of the property, where the bifold doors open from the living room, is a flagged terrace. The property has outside lighting, water, and power supplies, and security cameras.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

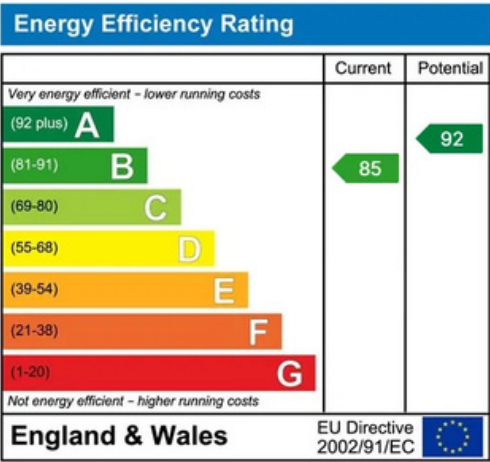
For Broadband speed please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) TBC – new build

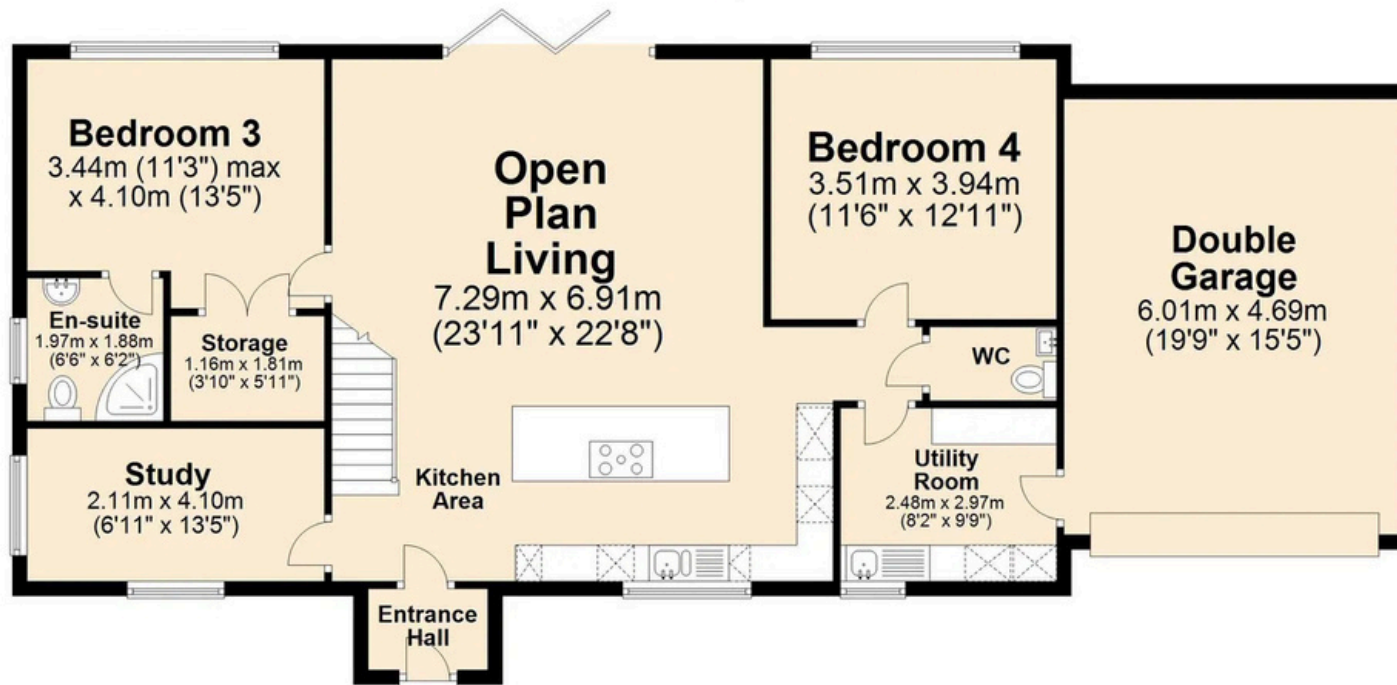
DIRECTIONS

Leaving Chesterfield along the A61 towards Derby, after passing the filling station at Birdholme take the third turn right into Longedge Lane, after passing Wingerworth church take the left turn into Hockley Lane, take the right turn into Central Drive where the property can be found on the left hand side.



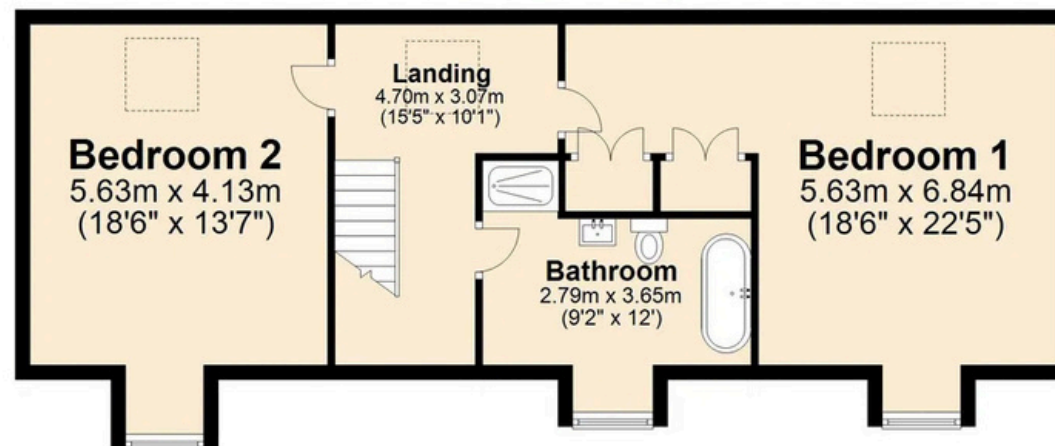
Ground Floor

Approx. 132.6 sq. metres (1427.2 sq. feet)



First Floor

Approx. 69.1 sq. metres (744.0 sq. feet)



Total area: approx. 201.7 sq. metres (2171.2 sq. feet)









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