

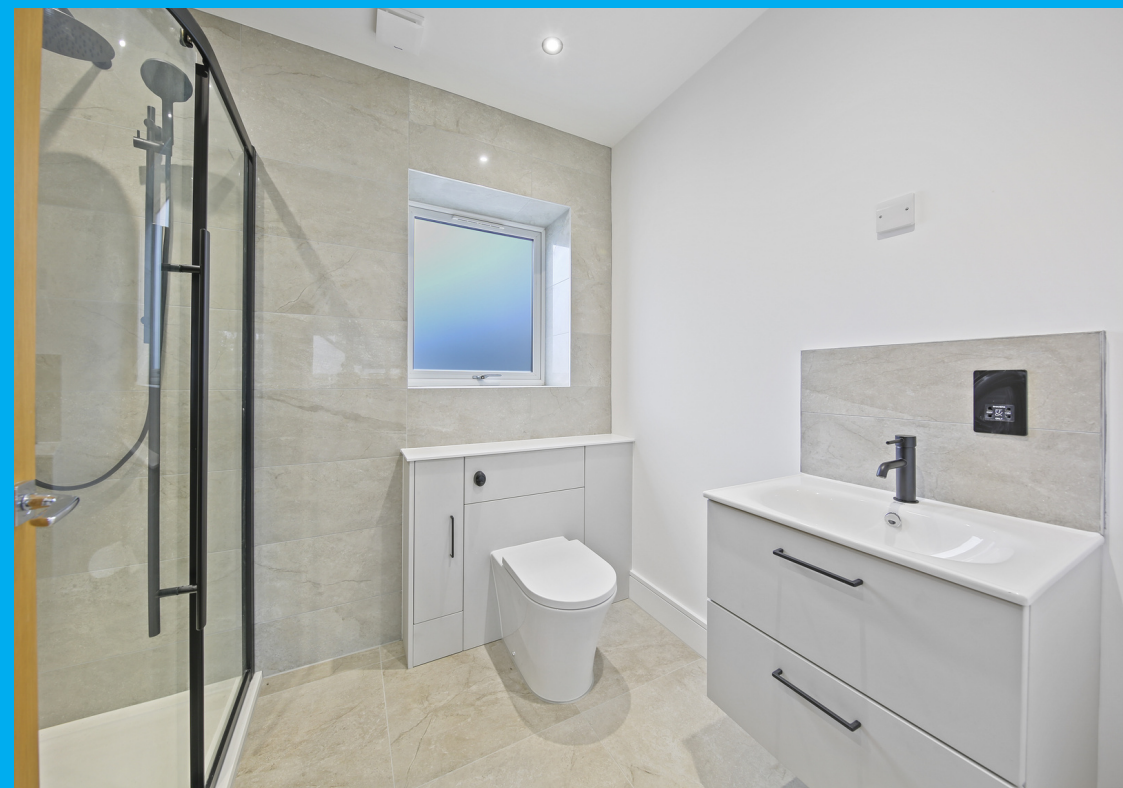


Sally Botham
ESTATES

18A HOCKLEY LANE
Wingerworth, Chesterfield, S42 6QG
£710,000









An exceptionally spacious, contemporary design, new-build bungalow property set in a good-size corner plot in a popular residential area, close to local amenities. This generous property has been finished to a high-standard using quality fixtures and fittings and has accommodation offering: open-plan living-dining-kitchen; ground floor WC; utility room; two ground floor bedrooms, one with en suite; first floor master suite with dressing room and ensuite bathroom; large additional first floor bedroom; and family bathroom. There is an integral garage, along with driveway providing off-road parking, and enclosed rear gardens.

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 composite entrance door with glazed central panel having obscured glass, which opens to:

ENTRANCE VESTIBULE

Having marble-effect porcelain tiles to the floor, and a contemporary oak door leading to:

LIVING-DINING-KITCHEN

With high-gloss marble-effect porcelain tiles to the floor, following through from the entrance vestibule, with under-floor heating. This exceptionally spacious room has bifold doors opening onto a flagged terrace and an enclosed rear garden with a southerly-aspect. 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. A door opens to a useful deep under-stairs storage cupboard. Further contemporary oak panelled doors open to:

BEDROOM THREE

A spacious double room with rear-aspect windows overlooking the enclosed garden. There is individually-controlled underfloor heating, television aerial point, and a contemporary

oak door leading to:

EN SUITE

Being partially tiled with a ceramic tile floor and having a front-aspect window with obscured glass. Suite with: quadrant shower cubicle with mixer shower, having monsoon rain head and handheld shower spray; concealed-cistern dual-flush WC; and wash hand basin with tile splashback and drawers beneath. There is a ladder-style electric towel radiator, downlight spotlights, extractor fan, and shaver point.

DINING ROOM / BEDROOM FOUR

A spacious room with dual aspect windows flooding the room with natural light, ideal as a dining room, family room, etc. if not required as a bedroom.

GROUND FLOOR WC

Having a unit with dual-flush close-coupled WC with wash hand basin and storage cupboard. There is an extractor fan.

UTILITY ROOM

Having a good range of storage cupboards, and a worksurface with under-mounted sink with mixer tap. Beneath the worksurface there is space and connection for an automatic washing machine and further white goods. The room has porcelain tiles following through from the living-dining-kitchen. A half-glazed entrance door opens onto the side of the property. A further door leads to:

INTEGRAL GARAGE

A spacious double garage with an electrically-operated sliding-panel up-and-over vehicle access door, power, and lighting. Sited within the garage is the Ideal gas-fired boiler, which provides hot water and central heating to the property. Also sited in the garage is the hot water cylinder, which is fitted with an immersion heater. Within the garage there is an electric vehicle charging point, hot and cold water supply, and central hub for the television aerial points. There is a recording unit for the CCTV cameras.

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

FIRST FLOOR LANDING

A spacious first floor landing with dual-aspect Velux rooflight windows. Doors open to:

BEDROOM ONE

Built into the shape of the roof and having side-aspect windows and a front-aspect Velux rooflight window, the side window overlooking Hockley Lane. The room has individually-controlled under-floor heating, downlight spotlights, and television aerial point. A panelled door opens to:

DRESSING ROOM

Having downlight spotlights, under-floor heating, and a further door leading to:

EN SUITE BATHROOM

A spacious contemporary bathroom, with dual-aspect double-glazed, dormer windows with obscured glass. There are ceramic tiles to the floor, and suite with: central stand-alone double-ended bath with floor-mounted pillar tap and handheld shower spray; his-and-hers wash hand basins with storage cupboards beneath and tiled splashback, and with a point for an illuminated mirror over; double-width tiled shower cubicle with mixer shower, having monsoon rain head and handheld shower spray; and dual-flush close-coupled WC. The room has individually-controlled underfloor heating, an electric ladder-style towel radiator, shaver point, and an extractor fan.

BEDROOM TWO

Again built into the shape of the roof with dual-aspect Velux rooflights. There is underfloor heating, downlight spotlights, and a pair of built-in storage cupboards.

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; tile 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

To the front of the property is an area of garden ideal for flowering plants, with flagged pathways giving access to the entrance door, and to the rear of the property, where there is a delightful enclosed garden with a southerly aspect. To the rear of the property is a flagged terrace, where doors open from the living-dining-kitchen, from where there are delightful views to the wooded hills and open countryside that surround the area. To the side of the property a driveway provides off road parking and gives access to the garage.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

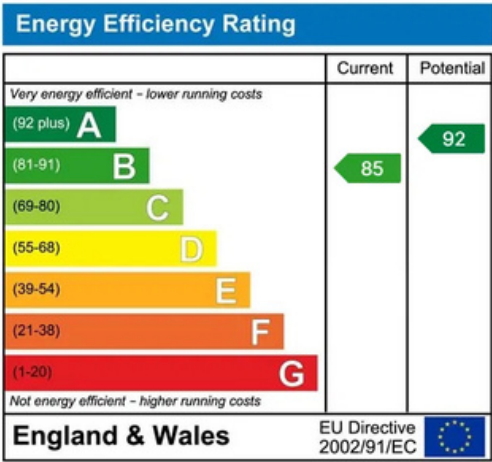
For Broadband speed please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

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

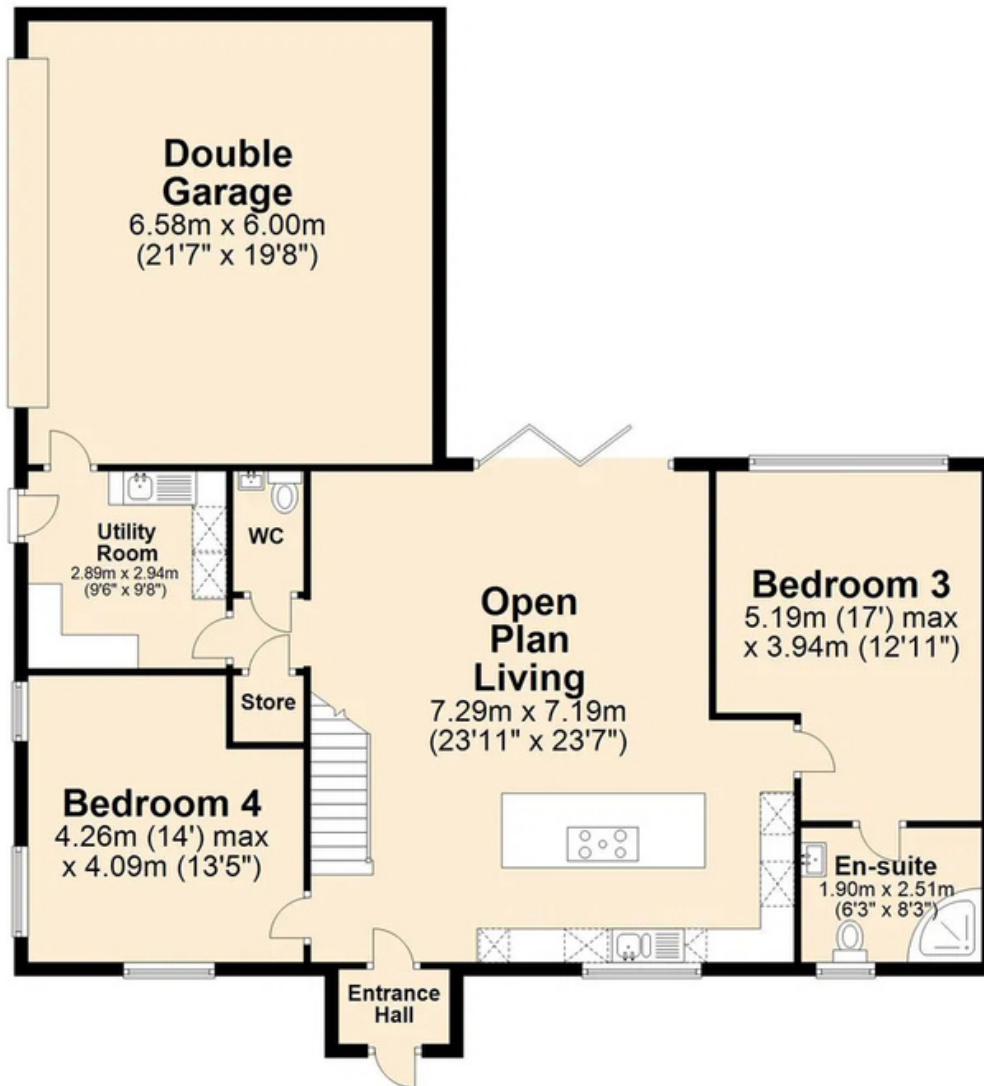
DIRECTIONS

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, the property can be found on the right hand side immediately after Central Drive.



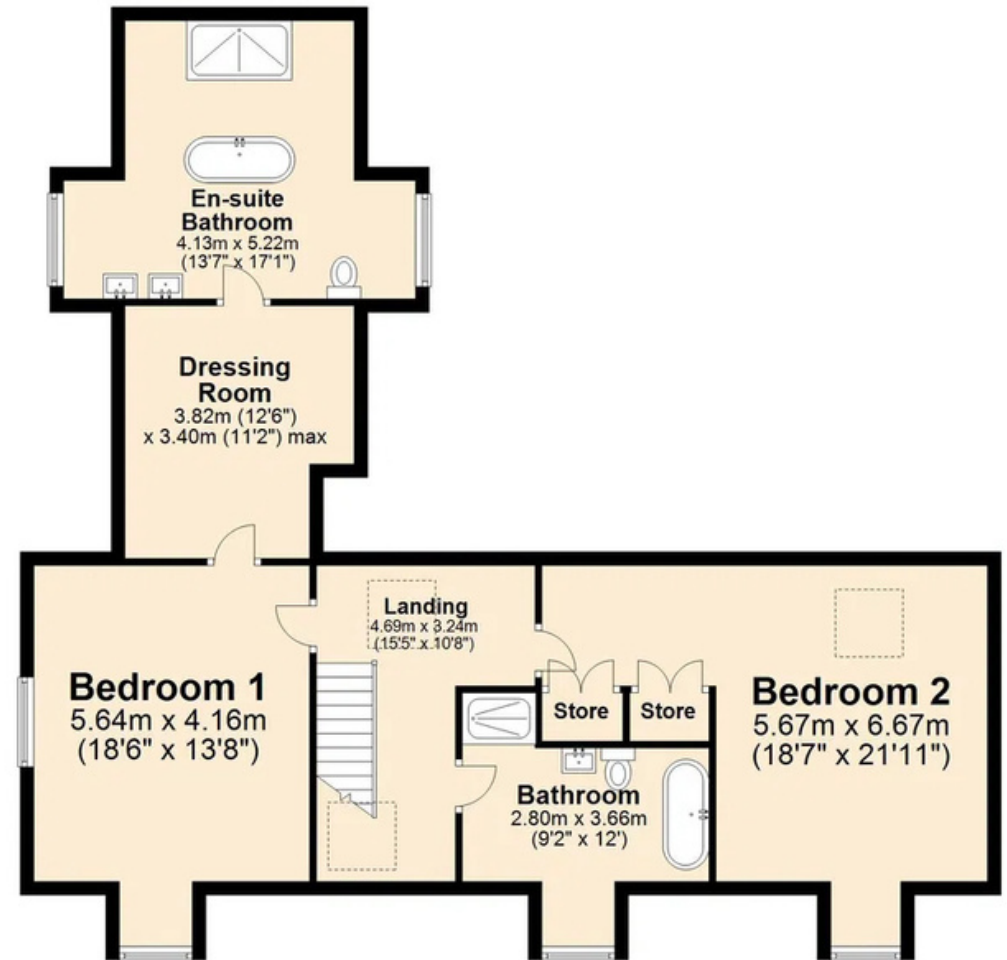
Ground Floor

Approx. 144.5 sq. metres (1555.9 sq. feet)



First Floor

Approx. 99.3 sq. metres (1068.9 sq. feet)



Total area: approx. 243.9 sq. metres (2624.8 sq. feet)









enquiries@sallybotham.co.uk
01629 760899