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estate agents

## **1 Milford Close**

Wingerworth, Chesterfield, S42 6UG

**Guide price £280,000**

# 1 Milford Close

## Wingerworth, Chesterfield, S42 6UG

Guide Price £280,000 - £285,000

An early viewing is strongly recommended of this generously proportioned and impeccably presented FOUR BEDROOM/THREE BATHROOM, THREE STOREY END TOWN HOUSE! A superb family home of distinction, newly built in 2020 with a 10 year build warranty and remains in EXCELLENT CONDITION THROUGHOUT- situated on a fabulous good sized corner plot with enviable SOUTH FACING rear aspect.

The property sits on this extremely popular development just outside Wingerworth, being ideally placed for the local amenities and for prestigious schools, bus services and excellent road transport links via the A61/A38 and M1 Motorway.

Internally the accommodation offers over 1200 sq ft of family living space and benefits from uPVC double glazing with gas central heating(boiler serviced). Ground floor entrance hall, cloakroom/WC/ superb dining kitchen and family reception room with French doors onto the rear gardens. To the first floor main double bedrooms with Juliet Balcony, fourth versatile bedroom which could be used as office/home working space and attractive family partly tiled bathroom with 3 piece suite. On the second floor rear double bedroom with walk-in wardrobes, front aspect double bedroom and partly tiled modern shower room with 3 piece suite.

Front driveway which provides ample car parking spaces. Side paved pathway which leads to the gated entrance into the rear gardens.

SUN BLESSED SOUTH FACING enclosed gardens with substantially walled boundaries, well tended lawn and corner patio area- a perfect setting for outside family and social entertaining. Garden shed.

### Additional Information

NHBC 10 Year Build Warranty valid until May 2030

Blinds, curtain rails, light fittings in the lounge/kitchen, wooden shed and integrated kitchen appliances are all included in the sale.

Gas Central Heating-Ideal Conventional Boiler - serviced Feb 2025 (to be confirmed)

uPVC Double Glazed windows

Gross Internal Floor Area-117.7 Sq.m/1266.7 Sq.Ft.

Council Tax Band - C

Secondary School Catchment Area -Tupton Hall School





## Additional Information Maintenance Charge

Annual fees are for maintenance and safety check of the play park, mowing of some lawns given over by Taylor Wimpey, emptying of bins and dog bins on the TAYLOR WIMPEY estate and enclosed park. Taylor Wimpey are responsible for some maintenance and the home owners on the site share the cost of the rest via Scanlans Management.

Annual Maintenance Charge is payable to Scanlons Managing Agents

in December:-

2025 - £165.53

2024 - £169.49

2023 - £191.71

## Entrance Hall

6'9" x 5'3" (2.06m x 1.60m)

Front composite entrance door leads into the hallway. Stairs climb to the first floor. Useful storage cupboard where the electrical consumer unit is located.

## Superb Dining Kitchen

14'11" x 11'11" (4.55m x 3.63m)

Comprising of a full range of Mink gloss fronted base and wall units with complimentary work surfaces, inset stainless steel sink unit and attractive 'brick style' tiled splash backs. Integrated electric oven, gas hob and chimney extractor fan above. Integrated fridge/freezer and washing machine and dishwasher. Ideal Combi boiler (serviced Feb 2025)

## Reception Room

15'6" x 12'1" (4.72m x 3.68m)

Beautifully presented family living room with stylish decoration. uPVC French doors lead onto the rear enclosed gardens. Useful under stairs storage with light.

## Cloakroom/WC

6'2" x 3'5" (1.88m x 1.04m)

Comprising of a White 2 piece suite which includes a pedestal wash hand basin and low level WC. Coats hanging space.

## First Floor Landing

16'1" x 6'9" (4.90m x 2.06m)

A pleasant front aspect window with a versatile reading/study optional space.

## Main Double Bedroom One

15'5" x 10'11" (4.70m x 3.33m)

Spacious with feature wall decoration and pleasant SOUTH FACING rear aspect Juliet Balcony Window and further rear aspect window.

## Front Single Bedroom Four

9'6" x 8'4" (2.90m x 2.54m)

A versatile spacious fourth bedroom which could also be used for office or home working. Front aspect views.

## Luxury Modern Family Bathroom

8'4" x 6'3" (2.54m x 1.91m)

Being partly tiled and comprising of a 3 piece White suite which includes a panelled bath with mains shower and shower screen. Half pedestal wash hand basin and low level WC.

## Second Floor Landing

7'5" x 6'6" (2.26m x 1.98m)

Useful Airing/Linen cupboard with cylinder water tank and surplus shelving for linen/toiletries. Access to the insulated and partly boarded attic space.

## Rear Double Bedroom Two

15'5" x 11'0" (4.70m x 3.35m)

Well proportioned second double bedroom with two rear aspect windows with nice aspect and view over the garden. Two fitted 'walk-in' cupboards.

## Front Double Bedroom Three

15'5" x 9'1" (4.70m x 2.77m)

Front aspect third double bedroom which benefits from two double built in wardrobes.





### Fabulous Shower Room

7'7" x 6'6" (2.31m x 1.98m)

Being partly tiled and comprising of a White 3 piece suite which includes a shower cubicle with mains shower, half pedestal wash hand basin and low level WC.

### Outside

Front driveway which provides ample car parking spaces. Side paved pathway which leads to the gated entrance into the rear gardens.

SUN BLESSED SOUTH FACING enclosed gardens with brick boundary walling. Well tended lawn and patio area with additional corner patio a perfect setting for outside family and social entertaining. Garden shed.



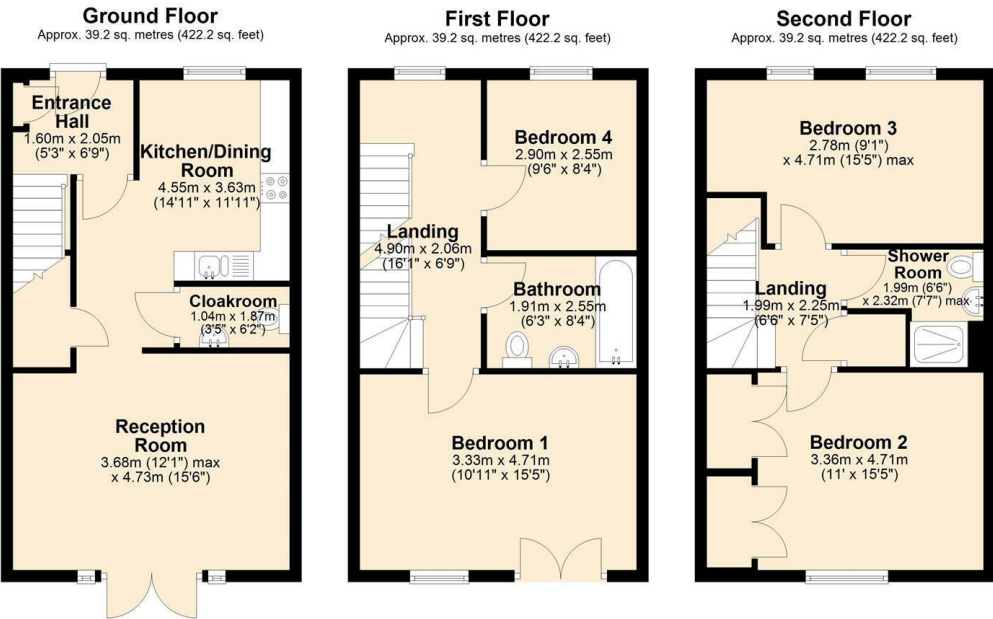
### School catchment areas

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

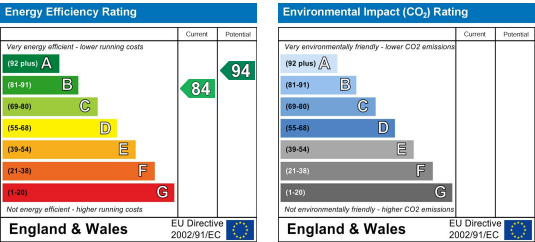


Total area: approx. 117.7 sq. metres (1266.7 sq. feet)

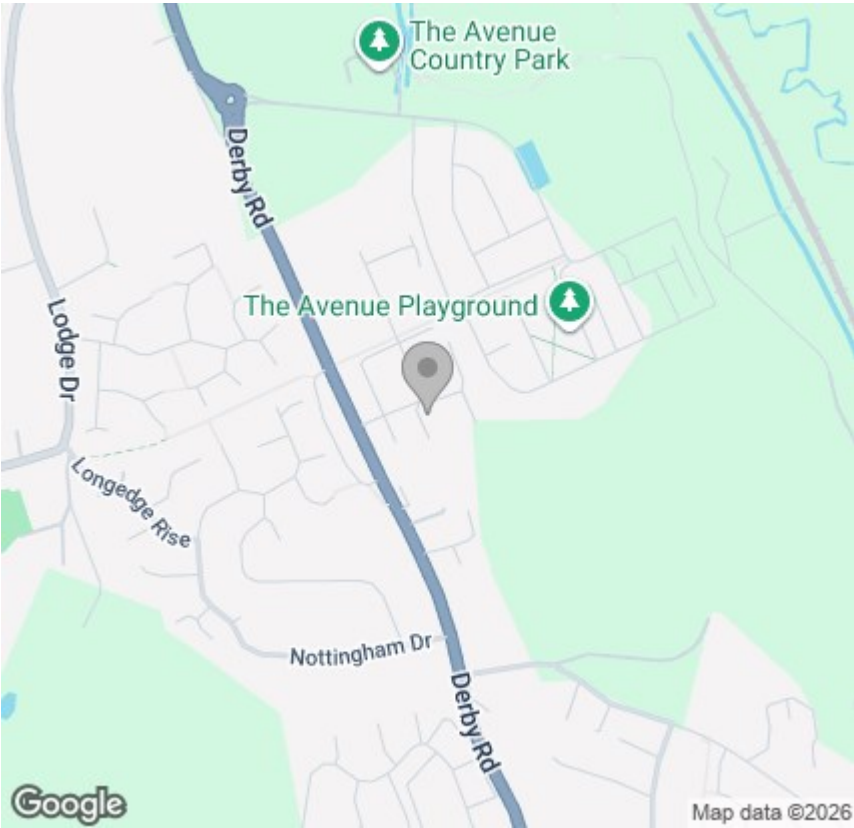
Viewing

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



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.

