



5 Emes Drive,
Wingerworth, S42 6GW

£220,000

W
WILKINS VARDY

£220,000

MODERN TWO BED HOUSE ON GENEROUS PLOT - NO CHAIN

Built in 2021 and benefitting from the remaining term of a 10 Year New Build Warranty, is this easily managed and neutrally decorated end terrace house offering 613 sq.ft. of accommodation which comprises a modern fitted kitchen, ground floor cloaks/wc, a good sized living room with French doors opening onto the rear garden, two double bedrooms and a bathroom. Outside, there is driveway parking.

The property is situated on this popular development being well positioned for nearby open countryside and transport links into Clay Cross and Chesterfield Town Centre.

- END TERRACE HOUSE IN CUL-DE SAC POSITION
- MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR TWO CARS
- EPC RATING: B
- GOOD SIZED LIVING/DINING ROOM WITH FRENCH DOORS
- GROUND FLOOR CLOAKS/WC
- BATHROOM/WC
- ENCLOSED REAR GARDEN

100% Share For Sale

This property is currently owned on a shared ownership basis with EMH. However, we understand that EMH are willing to sell their share and therefore the full 100% share is available at the provided asking price.

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC double glazed windows
Oak internal doors
Gross internal floor area - 56.9 sq.m./613 sq.ft.
Council Tax Band - B
Tenure - Leasehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A front entrance door opens into a ...

Hallway

Fitted with vinyl flooring and having an opening to the kitchen and staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with vinyl flooring and having a 2-piece white suite comprising of a low flush WC and corner pedestal hand wash basin with tiled splashback. Chrome heated towel rail.

Kitchen

10'9 x 5'3 (3.28m x 1.60m)
Fitted with a range of wall, drwer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.

Lounge/Diner

14'0 x 12'4 (4.27m x 3.76m)
A good sized reception room having a built-in under stair cupboard and uPVC double glazed French doors overlooking an opening onto the rear garden.

On the First Floor

Landing

Bedroom One

12'5 x 8'9 (3.78m x 2.67m)
A good sized front facing double bedroom, spanning the full width of the property and having a built-in store cupboard.

Bedroom Two

12'5 x 9'3 (3.78m x 2.82m)
A good sized rear facing double bedroom, spanning the full width of the property.

Bathroom

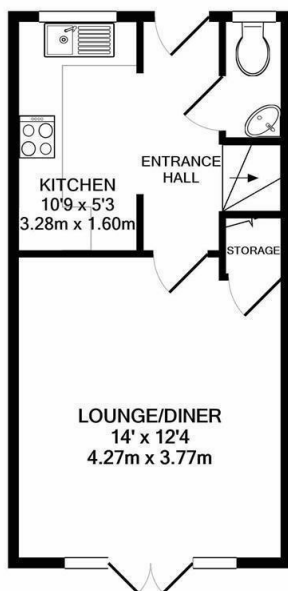
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Chrome heated towel radiator.
Vinyl flooring.

Outside

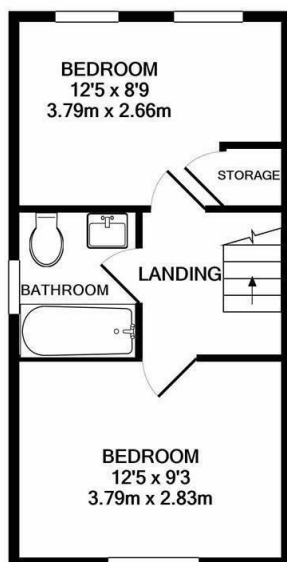
To the front of the property there is a small lawned garden and beds of plants and shrubs. A tarmac driveway provides off street parking for two cars.

A side gate opens to an 'L' shaped garden which is laid to lawn and has a decked seating area and decorative gravel bed.





GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		83
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

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, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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