



606 Derby Road,  
Wingerworth, S42 6LY

GUIDE PRICE

£500,000

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WILKINS VARDY

£500,000

GUIDE PRICE £500,000 TO £525,000

SUPERB EXTENDED FAMILY RESIDENCE - THREE RECEPTION ROOMS - FIVE BEDS - FOUR BATHS - 0.58 ACRE PLOT

Sat back from the road and standing on a superb 0.58 acre plot is this impressive semi detached house which has been extended by the current owner. Spanning an expansive 1,642 square feet, the property boasts three inviting reception rooms, providing versatile spaces that can be tailored to your lifestyle. The property also features a contemporary styled breakfast kitchen and a separate utility room. With five good sized bedrooms and four modern bathrooms, this property is designed to accommodate the needs of a busy household, ensuring convenience and privacy to all. The thoughtful layout enhances the overall functionality of the home, making it an ideal choice for families seeking both comfort and practicality.

Set in a desirable location, the property also benefits from ample off street parking for several vehicles and a generous enclosed south west facing rear garden with summerhouse and outbuildings.

- SUPERB EXTENDED FAMILY RESIDENCE ON 0.58 ACRE PLOT
- THREE RECEPTION ROOMS
- FIVE GOOD SIZED BEDROOMS
- AMPLE PARKING FOR SEVERAL VEHICLES/CARAVAN STANDING
- EPC RATING: C
- 1642 SQ. FT. OF WELL APPOINTED ACCOMMODATION
- CONTEMPORARY FITTED BREAKFAST KITCHEN & SEPARATE UTILITY ROOM
- FOUR BATHROOMS
- GENEROUS SOUTH WEST FACING REAR GARDEN WITH LARGE SUMMERHOUSE & SHEDS/OUTBUILDINGS

General

Gas central heating (Ideal Vogue Combi Boiler)  
uPVC sealed unit double glazed windows and doors (unless otherwise stated)  
Gross internal floor area - 152.5 sq.m./1642 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Fitted with Amtico Signature flooring. A staircase with built-in under stair store rises to the First Floor accommodation.

Living Room

18'0 x 11'7 (5.49m x 3.53m)  
A good sized front facing reception room having a feature stone fireplace with inset pebble bed electric fire.  
uPVC double glazed French doors give access into the ...

Family Room

15'1 x 10'10 (4.60m x 3.30m)  
Also accessible from the entrance hall, a second good sized reception room fitted with Amtico Signature flooring and having two wooden framed sealed unit double glazed Velux windows. Tri-fold doors overlook and open onto the rear patio.

Breakfast Kitchen

17'7 x 11'9 (5.36m x 3.58m)  
Fitted with a contemporary range of white hi-gloss wall, drawer and base units with under unit and plinth lighting, and complementary work surfaces and upstands, including a breakfast bar.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a dishwasher and a fridge.  
Space is provided for a range cooker which has a glass splashback and extractor canopy over.  
Laminate flooring and two wooden framed double glazed Velux windows.  
A uPVC double glazed door gives access onto the side of the property.  
An opening leads through into the ...

Dining Room

11'3 x 11'2 (3.43m x 3.40m)  
A good sized front facing reception room, fitted with laminate flooring.

Utility Room

10'10 x 7'6 (3.30m x 2.29m)  
Fitted with a range of wall, drawer and base units with complementary work surfaces having tiled splashbacks.  
Inset single drainer stainless steel sink.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer, fridge and freezer.  
Vinyl flooring.

'Jack & Jill' Shower Room

Accessible from the entrance hall and bedroom five. Fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.  
Chrome heated towel rail.  
Karndean flooring.

Bedroom Five

12'1 x 6'8 (3.68m x 2.03m)  
A front facing double bedroom fitted with laminate flooring. A door from here gives access to a 'Jack & Jill' shower room.

On the First Floor

Landing

Master Bedroom

11'2 x 9'11 (3.40m x 3.02m)  
A good sized front facing double bedroom, having two built-in wardrobes. Double doors give access into an ...

En Suite Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath with centre mixer tap and pull out hand held shower, corner shower cubicle with mixer shower, two semi recessed wash hand basins with storage below, and a concealed cistern WC.  
Karndean flooring and LED downlighting.

Bedroom Two

13'2 x 10'0 (4.01m x 3.05m)  
A good sized double bedroom having a built-in wardrobe. A door gives access into an ...

En Suite Bathroom

Having part waterproof boarding to the walls and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage below and a concealed cistern WC.  
Karndean flooring.

Bedroom Three

10'11 x 6'5 (3.33m x 1.96m)  
A front facing double bedroom having a built-in storage cupboard.

Bedroom Four

8'1 x 7'5 (2.46m x 2.26m)  
A rear facing single bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with centre mixer tap and pull out shower, pedestal wash hand basin and a low flush WC.  
Vintage radiator.  
Vinyl flooring.

Outside

The property stands on a 0.58 acre plot, having a shared entrance to the front which takes you to a sweeping driveway to the left hand side, providing ample off street parking for several vehicles or caravan standing. There is also a lawned garden and a paved path giving pedestrian access.

Double gates to the side of the property give access to track which runs the length of the boundary and gives access to the rear.

To the rear of the property there is a generous south west facing garden which comprises of a block paved patio, a raised deck seating area, a large summerhouse with light and power, and a further deck area with space for a hot tub (which may be available subject to separate negotiation).

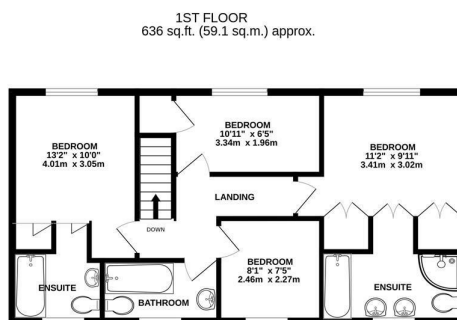
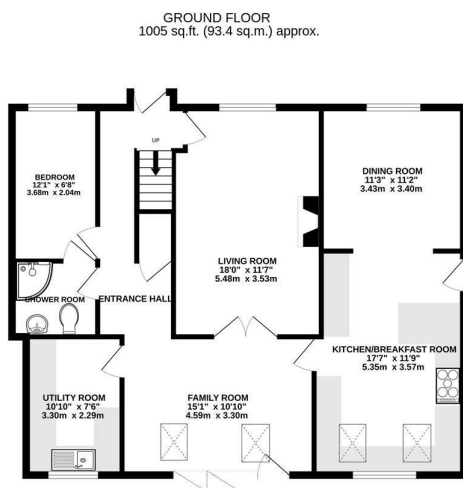
Steps from the patio lead up to a further area which has a series of wooden outhouses and a lawn with hedging to the side. This leads to a central section where there is a greenhouse and a vegetable bed, and block built outhouses with light and power which were former kennels, the kennels having under floor heating and a separate kitchen area.

Beyond here there is a further garden area which is predominantly laid to lawn, having two concrete hardstanding areas and having hedging to the side and rear.





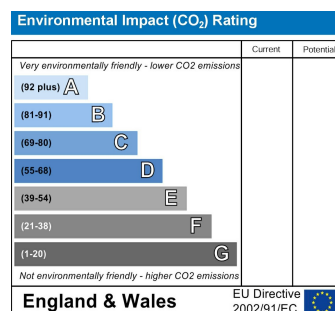
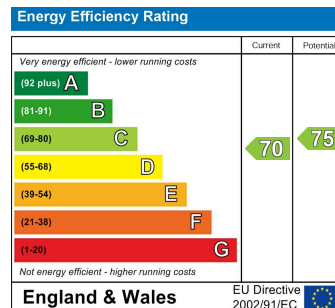




TOTAL FLOOR AREA : 1642 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## 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 units, 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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