



14 Oak Crescent,  
Wingerworth, S42 6PY

£210,000

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WILKINS VARDY

# £210,000

THREE BED END TERRACED HOUSE - MODERN KITCHEN & BATHROOMS - SOUTH FACING REAR GARDEN

Offered for sale with no upward chain, this well presented and neutrally decorated end terraced home provides spacious and practical accommodation, ideal for families, first time buyers, or investors alike.

The property benefits from a re-fitted ground floor shower room, a bright and spacious dual aspect lounge/diner, and a modern fitted kitchen complete with integrated appliances. To the first floor are three good sized bedrooms, together with a modern family bathroom and a separate WC.

Externally, the property enjoys lawned gardens to both the front and rear, with the rear garden benefiting from a southerly aspect, making it an ideal space for outdoor entertaining and relaxation. A driveway provides off street parking for two vehicles.

Centrally situated in Wingerworth, the property is well placed for the local village amenities and is readily accessible for accessing The Avenue Country Park and routes into Clay Cross and Chesterfield Town Centres.

- WELL PRESENTED END TERRACED HOUSE
- SPACIOUS DUAL ASPECT RECEPTION ROOM
- RE-FITTED GROUND FLOOR SHOWER ROOM
- THREE GOOD SIZED BEDROOMS
- MODERN BATHROOM & SEPARATE WC
- DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR, THE REAR BEING SOUTH FACING
- NO UPWARD CHAIN
- EPC RATING: TBC

## General

Gas central heating - (New boiler installed in February 2026)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 78.9 sq.m./850 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A uPVC double glazed front entrance door with matching glazed side panel opens into a ...

## Entrance Hall

Having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

## Re-Fitted Shower Room

6'9 x 5'8 (2.06m x 1.73m)

Being fully tiled and fitted with a modern white suite comprising a shower area with mixer shower, hand wash basin and low flush WC.

Built-in storage cupboard.

Heated towel rail.

Tiled floor and downlighting.

## Lounge/Diner

22'6 x 10'4 (6.86m x 3.15m)

A spacious dual aspect reception room having a wall mounted electric fire.

## Kitchen

12'1 x 8'6 (3.68m x 2.59m)

Fitted with a range of modern light oak wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a slimline dishwasher, microwave oven, electric oven and induction hob with glass splashback and extractor over.

Space is provided for a fridge/freezer.

Flat panel vertical radiator.

Laminate flooring and downlighting.

A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

11'5 x 10'4 (3.48m x 3.15m)

A good sized front facing double bedroom having a built-in over stair storage cupboard.

## Bedroom Two

11'4 x 11'1 (3.45m x 3.38m)

A good sized 'L' shaped double bedroom having a window overlooking the rear garden.

## Bedroom Three

11'11 x 5'8 (3.63m x 1.73m)

A front facing single bedroom having a built-in storage cupboard.

## Bathroom

7'0 x 5'3 (2.13m x 1.60m)

Being fully tiled and fitted with a modern white 2-piece suite comprising a panelled bath and semi recessed hand wash basin with vanity unit below.

## Separate WC

Being fully tiled and fitted with a concealed cistern WC.

## Outside

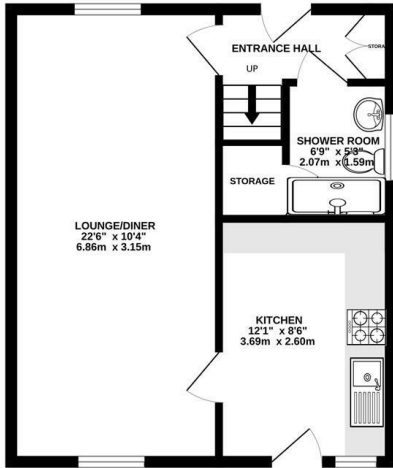
To the front of the property there is a tarmac driveway providing off street parking for two vehicles, together with a lawned garden.

A gate gives access to the side of the property where there is a paved and decorative pebbled area. There is also an outside water tap.

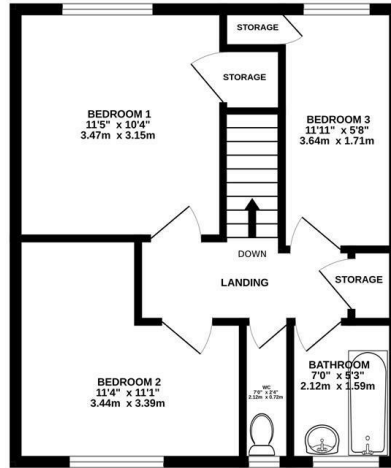
A further gate opens to the enclosed south facing rear garden where there is a raised paved patio and a useful brick built outhouse. A couple of steps lead down to a lawn with a border to one side and a paved path to the other.



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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RICS

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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, electric fire, 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.

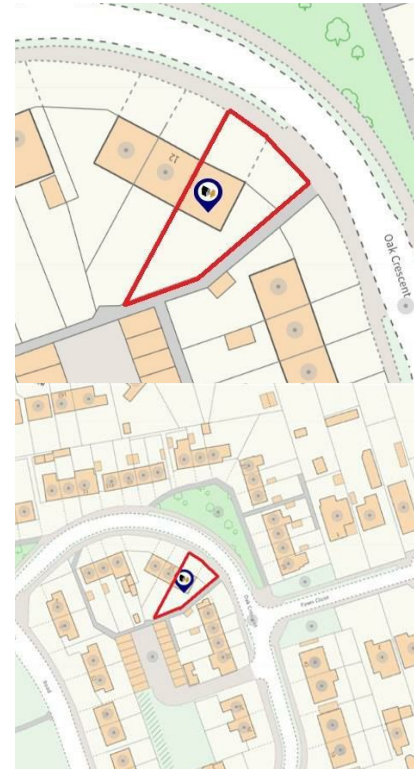
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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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