



w**ards**
estate agents

63 Davids Drive

Wingerworth, Chesterfield, S42 6TT

Guide price £475,000

63 Davids Drive

Wingerworth, Chesterfield, S42 6TT

Guide Price £475,000 - £485,000

Early viewing is absolutely imperative to fully appreciate this exceptionally well presented EXTENDED FOUR DOUBLE BEDROOM DETACHED BUNGALOW- situated in desirable sought after cul de sac with a generous enviable corner plot. Located in one of Wingerworth's most desirable locations, with a semi rural setting and being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre and on the edge of the Peak District.

Neutrally presented throughout with well proportioned family accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and internally comprises of front entrance into the inner hallway, front family reception room with contemporary fireplace and ultra modern remote control living flame gas-fire, impressive open plan integrated kitchen/dining room with a splendid range of White quality units and breakfasting island all with Quartz work surfaces and with French doors from the dining area onto the Indian stone patio. FOUR DOUBLE BEDROOMS and LUXURY FULLY TILED FAMILY BATHROOM with exquisite 4 piece suite.

Generous cobble block paved driveway providing ample car/caravan standing space, together with a planted border and raised lawned garden with Indian stone paving. Side low maintenance colour stone area with a selection of mature trees and planted borders and side stone footpaths.

Absolutely superb enclosed West facing landscaped rear garden comprises of an Indian Stone Patio with feature sleeper edge and low steps to the upper lawns. further feature corner sun area - A perfect setting for family and social outside Fresco dining and entertaining/enjoyment.

Additional Information

Gas Central Heating- Baxi Combi Boiler - serviced and with a 3 year warranty remaining.

uPVC double glazed windows

Gross Internal Floor Area - 133.9 Sq.m/ 1441.5 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area-Tupton Hall School





Front Entrance Hall

14'5" x 5'7" (4.39m x 1.70m)

Front composite entrance door leads into the hallway.

Cloakroom W/C

5'8" x 5'5" (1.73m x 1.65m)

Comprising of a 2 piece suite which includes a wash hand basin set in vanity housing and low level WC. Laminated quality flooring. Space for washing machine. Baxi Combi Boiler.

Fabulous Integrated Kitchen

14'5" x 11'2" (4.39m x 3.40m)

Impressive open plan re-fitted kitchen dining space which is the real 'hub' of this family home. Comprising of a quality range of White fronted base and wall units including glazed display cupboards and complemented with Quartz work surfaces/upstands. Two integrated double ovens, Induction Hob with Extractor Fan above. Feature Integrated Breakfasting Island with Over lighting, inset sink and integrated dishwasher and freezer below. Further integrated fridge/freezer and tall larder pull out larder store. Laminated flooring



Dining Room

14'4" x 11'4" (4.37m x 3.45m)

French doors onto the stone patio and picture side window with view over the side gardens and mature trees

Inner Hallway

12'3" x 9'2" (3.73m x 2.79m)

Access via a retractable ladder to the insulated, part boarded loft space with power and lighting. Laminated flooring.



Reception Room

17'3" x 12'6" (5.26m x 3.81m)

Impeccably presented family reception room with front aspect window having views towards Speighthill Woods. Contemporary fireplace with inset gas-fire having a living flame with remote control.

Front Double Bedroom One

14'2" x 11'9" (4.32m x 3.58m)

Neutrally presented main double bedroom with front aspect window enjoying views towards Speighthill Woods.

Rear Double Bedroom Two

17'3" x 9'11" (5.26m x 3.02m)

A second good sized double bedroom with rear aspect window which overlooks the rear gardens.

Rear Double Bedroom Three

17'3" x 8'5" (5.26m x 2.57m)

Rear aspect third bedroom with views again over the rear landscaped patio and gardens.



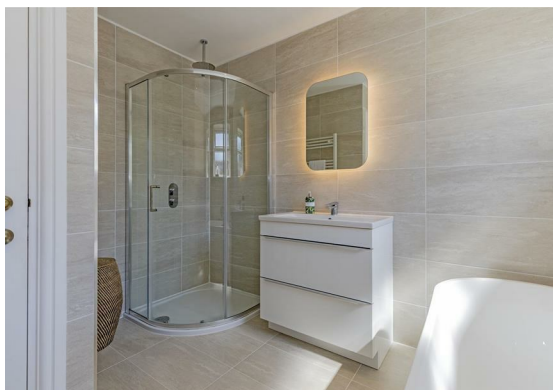


Rear Double Bedroom Four 14'7" x 7'11" (4.45m x 2.41m)

A versatile fourth bedroom which could also be used as office/study or home working if required.

Luxury Family Bathroom 9'10" x 8'1" (3.00m x 2.46m)

Splendid re-fitted bathroom being fully tiled and with a quality 4 piece White suite. Comprises of a Free-Standing Bath, corner shower cubicle with rainfall shower, wash hand basin set in White vanity unit with drawers, low level WC. Heated towel radiator and two side aspect windows. Tiled flooring.



Outside

Generous cobble block paved driveway providing ample car/caravan standing space, together with a planted border and raised lawned garden with Indian stone paving.

Side low maintenance colour stone area with a selection of mature trees and planted borders and side stone footpaths.

Absolutely superb enclosed West facing landscaped rear garden comprises of an Indian Stone Patio with feature sleeper edge and low steps to the upper lawns. further feature corner sun area - A perfect setting for family and social outside Fresco dining and entertaining/enjoyment.



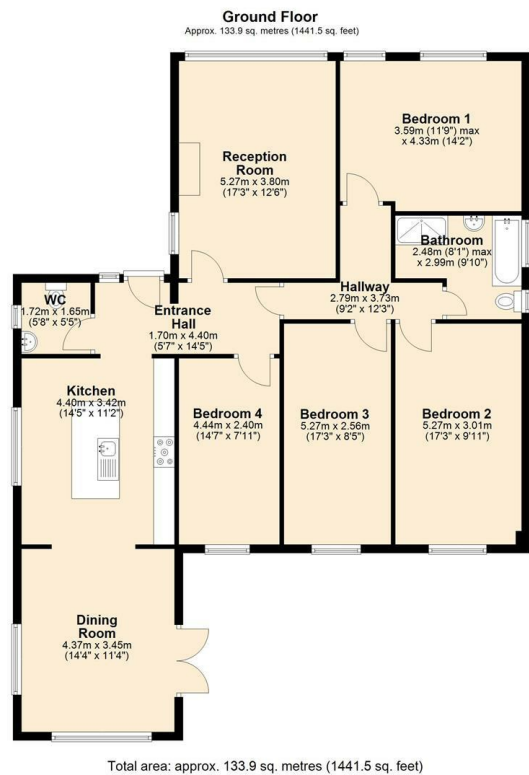
School catchment areas

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.

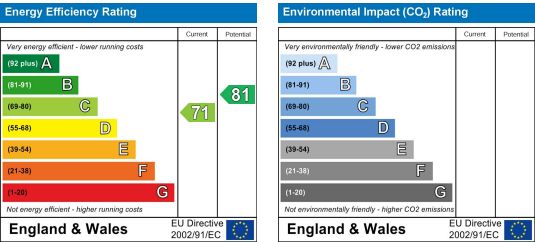
Floor Plan



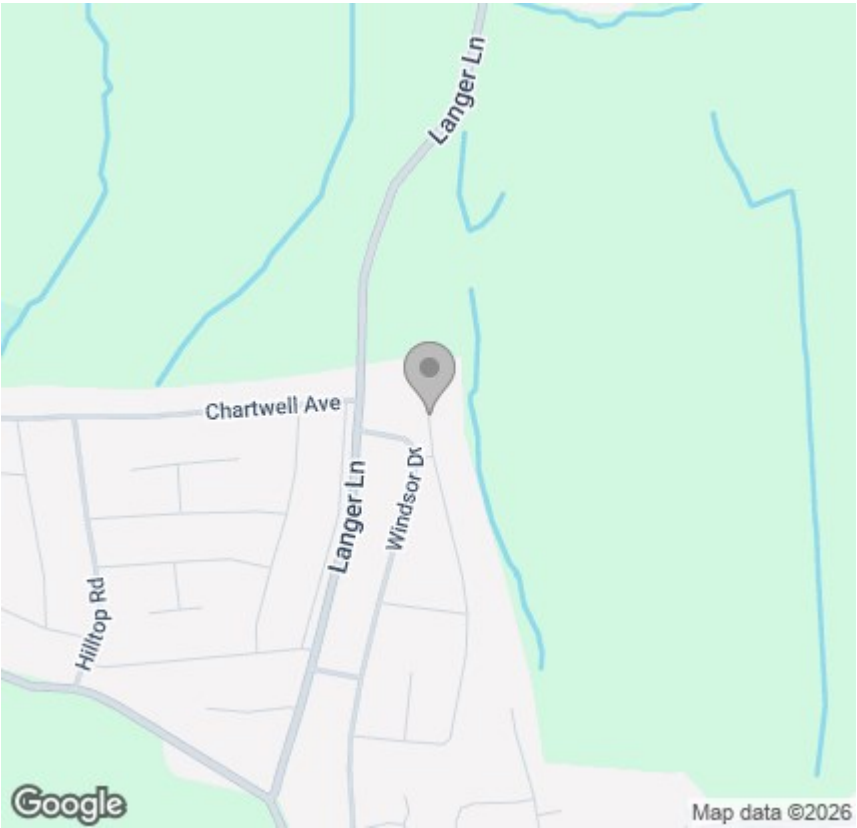
Viewing

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.

