wards
estate agents

1 Edensor Close

North Wingfield, Chesterfield, S42 5JT

Offers in the region of £240,000

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Offered to the open market with NO CHAIN!

Early viewing is recommended of this TWO BEDROOM DETACHED BUNGALOW which is situated in this popular cul de sac. Situated in this extremely sought after setting, close to local amenities but perfect for major commuting via road, rail, and bus routes with a bus stop at the end of the driveway! For further travel afield it is just 20 minutes drive to mainline railway station in Chesterfield! close to the 5 PITS TRAIL perfect for walking and cycling enjoyment!

Offers excellent scope/potential for extension to the side or the rear (STPP)

Currently the bungalow benefits from gas central heating (Combi boiler) and uPVC double glazing, uPVC facias/soffits/guttering and comprises of a side entrance door into the hallway, front reception room with front bay window and French doors onto the gardens, rear fitted kitchen, main double bedroom and second front aspect bedroom. Attractive shower room with 3 piece suite.

A superb corner position with gardens to all sides. Perimeter fenced boundaries. Front garden area and low walling with stepped access to the upper level of the garden. . Side cobble block driveway which provides ample car parking spaces and leads to the rear detached garage.

Large rear garden plot with rear fish pond with side paved patio area. Gated access to the driveway.

Additional Infomation

Gas Central Heating-Combi boiler
uPVC Double Glazed Windows/facias/soffits/guttering
Gross Internal Floor Area- 82.9 Sq.m/ 892.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Tupton Hall School

Side Entrance Hall

12'0" x 10'0" (3.66m x 3.05m)

Side uPVC entrance door leads into the hallway. Laminate flooring. Access via a retractable ladder to the insulated loft space where the Combi boiler is located.

Reception Room

18'3" x 12'1" (5.56m x 3.68m)

A light and airy family living room with front aspect bay window and side aspect French doors. Modern contemporary fireplace with marble hearth and gas-fire.

Fitted Kitchen

10'0" x 9'11" (3.05m x 3.02m)

Comprising of a range of base and wall units with complementary work surfaces with inset stainless steel sink unit and 'brick style' tiled splash backs. Space for washing machine (recently installed and included in the sale) Space for cooker with chimney extractor above. Space for fridge freezer and tumble dryer. Wall mounted radiator and downlighting. Cupboard with electrical consumer unit. Rear access door.

Rear Double Bedroom One

13'1" x 12'1" (3.99m x 3.68m)

Main double bedroom with rear aspect window.

Front Single Bedroom Two

10'0" x 9'0" (3.05m x 2.74m)

A second good sized bedroom with front aspect bay window.

Shower Room

8'9" x 5'6" (2.67m x 1.68m)

Being partly tiled and part wall panelled and comprising of a 3 piece suite. Includes a walk in shower enclosure with mains shower, wash hand basin set in a vanity cupboard and low level WC>

Detached Garage

19'6" x 9'5" (5.94m x 2.87m)

With remote controlled door and having lighting and power.

Outside

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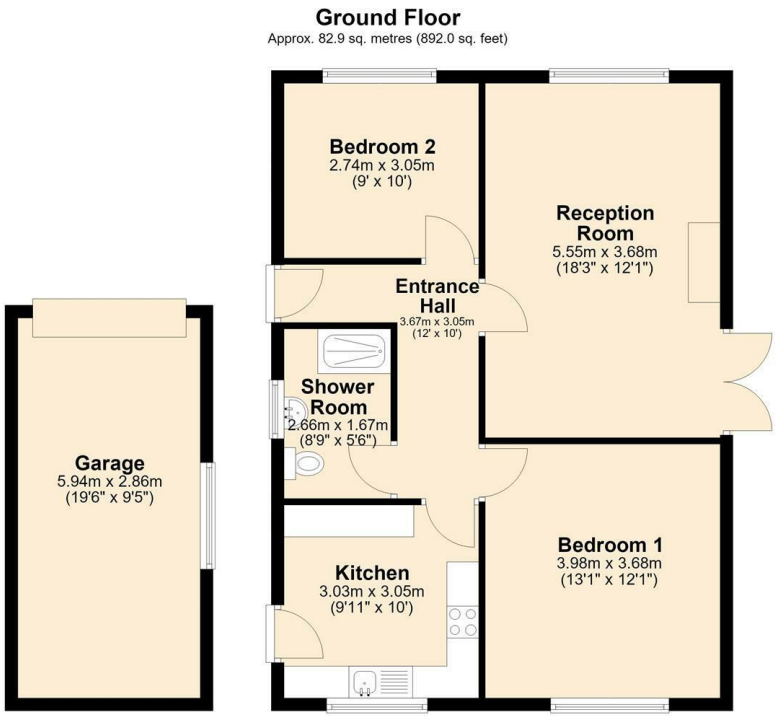
School catchment areas

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



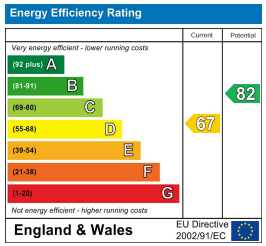
Total area: approx. 82.9 sq. metres (892.0 sq. feet)

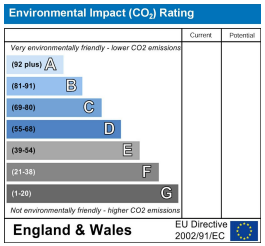
Area Map

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





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.

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