

wards
estate agents

7 Spindle Drive

Wingerworth, Chesterfield, S42 6BF

Guide price £450,000

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A unique opportunity to acquire this impeccably presented, generously proportioned FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, with garage & driveway parking for up to FOUR VEHICLES! Occupies an enviable corner position with large SUN BLESSED/SOUTH FACING rear landscaped garden & entertaining Indian stone patio!

Situated on a unique and generous plot which wraps around the property in an extremely sought after cul de sac on this popular residential estate in the desirable village of WINGERWORTH. Ideally situated for access to the well regarded primary & secondary schools. Close to all the local village amenities, pubs, shops, doctors, chemist & countryside walks, being only a short drive into Chesterfield Town Centre and on the edge of the peak district too!

Stylishly decorated throughout with a range of impressive wall decor & benefits from gas central heating, uPVC double glazing & comprises:-front canopy porch, entrance hallway, cloakroom/WC, superb open plan dining kitchen with integrated appliances, utility. To the first floor principal double bedroom with fitted wardrobes and attractive upgraded ensuite shower room, three further generous bedrooms and part tiled family bathroom with 3 piece suite.

To the front of the property, unique to this popular cul de sac, is a fabulous driveway which provides ample parking for up to FOUR VEHICLES! Access to the garage.

A splendid SOUTH FACING/SUN BLESSED fully landscaped garden which WRAPS AROUND THE PROPERTY TO THE REAR AND SIDE- enclosed with substantially fenced boundaries. Well tended lawns and an impressive Indian Stone patio area & pathway. With outside lighting this exterior provides a perfect setting for both family & social outside entertaining and enjoyment!

























Additional Information
Gas Central Heating-Worcester Bosch Boiler- 11 years old. Next service due Jan 2027
uPVC Double Glazed Windows
uPVC facias/soffits/dry end ridges
Fibre Broadband to the property
Oak internal doors
Gross Internal Floor Area-125.6 Sq.m/ 1351.9 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area-Tupton Hall School

Additional Information
Garden shed, blinds, carpets and appliances are all available for negotiation.

Canopy Front Porch

Entrance Hall
16'2" x 7'7" (4.93m x 2.31m)
Front composite entrance door leads in the hallway. Stairs climb to the first floor with an individually designed shoe storage drawers beneath. Further coats storage space.

Cloakroom/WC
5'7" x 2'11" (1.70m x 0.89m)
Comprising of a 2 piece suite which includes a pedestal wash hand basin and low level WC.

Impressive Dining Kitchen
19'1" x 14'4" (5.82m x 4.37m)
A fabulous open plan family sized dining kitchen which is the real 'HUB' of this deceptively spacious home! Comprising of a bespoke range of base, wall and drawer units with complementary wood effect work surfaces, inset sink with mixer tap and feature 'brick' style tiled splash backs. Integrated double oven and 5 ring gas hob having a chimney extractor above. Integrated fridge/freezer and Bosch dishwasher. Tiled floor. Downlighting and concealed lighting. Front aspect window and rear aspect having views over the landscaped gardens. Oak internal door leads into the utility.

Utility Room
6'7" x 4'9" (2.01m x 1.45m)
Complementary range of base unit with complementary work surfaces and inset stainless steel sink unit. Integrated Bosch washing machine. Wall mounted Worcester Bosch boiler. Composite door leads onto the rear garden.

Reception Room
19'3" x 11'2" (5.87m x 3.40m)
A beautifully presented and generously proportioned family reception room enjoys front aspect window and French doors to the rear which lead onto the superb Indian Stone Patio and outside entertaining space.

First Floor Landing
14'9" x 10'5" (4.50m x 3.18m)
A galleried spacious landing which has access via a retractable ladder into the insulated loft space which is boarded and has lighting. Airing cupboard which houses the hot water cylinder tank and has additional linen storage space.

Principal Double Bedroom
11'11" x 11'4" (3.63m x 3.45m)
This stylish double bedroom has a rear aspect window with a pleasant views. Range of two double fitted wardrobes. Stylishly decorated and with access into the ensuite shower room.













Attractive En-Suite Shower Room
8'2" x 6'8" (2.49m x 2.03m)
Stylishly updated and comprising of a 3 piece suite which includes a fully tiled shower cubicle with mains rainfall shower, wall hung half pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiled floor

Front Bedroom Two
11'8" x 7'4" (3.56m x 2.24m)
A good sized second bedroom with front aspect window.

Rear Double Bedroom Three
11'7" x 8'2" (3.53m x 2.49m)
Rear aspect double bedroom which enjoys views over the landscaped rear gardens.

Front Bedroom Four
11'11" x 7'0" (3.63m x 2.13m)
A versatile fourth bedroom which could also be used for office or home working.

Part Tiled Family Bathroom
8'1" x 7'5" (2.46m x 2.26m)
Comprising of a 3 piece White suite which includes a family bath with shower above and shower screen, half pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiled floor.

Outside
To the front of the property, unique to this popular cul de sac, is a fabulous driveway which provides ample parking for up to FOUR VEHICLES! Access to the garage.

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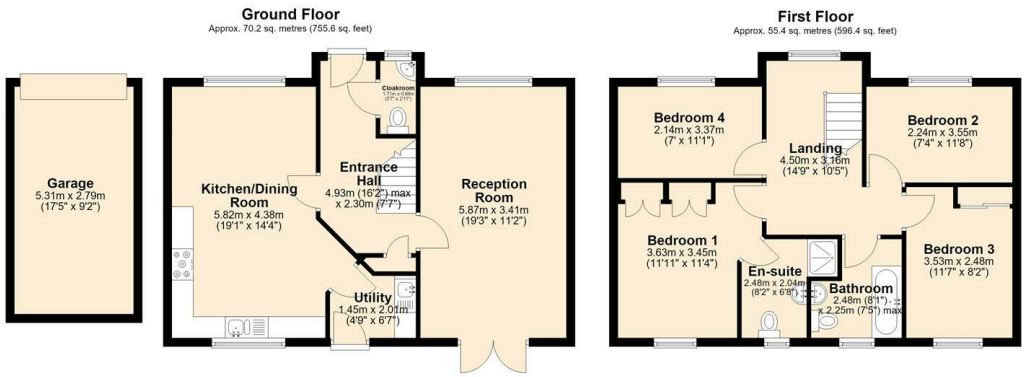
Single Garage
17'5" x 9'2" (5.31m x 2.79m)
Semi detached single garage. Lighting and power.

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. 125.6 sq. metres (1351.9 sq. feet)

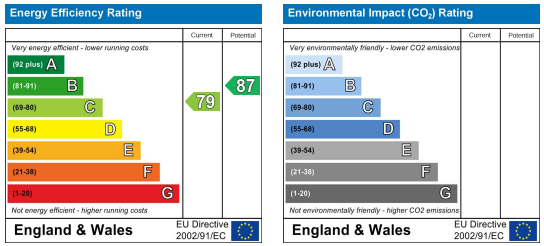
Area Map



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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