



14 Wellspring Close,
Wingerworth, S42 6RN

£169,950

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WILKINS VARDY

£169,950

ONE BEDROOMED END TERRACE HOUSE - PRIVATE OFF STREET PARKING - FULLY RE-WIRED - NEW CENTRAL HEATING SYSTEM AND COMBI BOILER - NEW CORAL WINDOWS & DOORS - FURTHER DEVELOPMENT POTENTIAL

A well presented one bedroom end terrace property offering easily managed, neutrally decorated accommodation throughout. The accommodation comprises an open plan lounge/dining area with a modern re-fitted kitchen, a double bedroom, and a bathroom. Externally, the property benefits from lawned gardens to three sides, together with off street parking for several vehicles. An ideal first time purchase, investment opportunity, or low maintenance home.

Located in Wingerworth, a popular residential neighbourhood, the property is well placed for the local amenities and schools and is just a short distance from The Avenue County Park. The property is also within easy reach of Chesterfield and Clay Cross town centres, both of which offer a variety of shops, restaurants, and leisure facilities.

- IDEAL HOME FOR FIRST TIME BUYER - QUIET CUL-DE-SAC LOCATION
- EASILY MANAGED & NEUTRALLY PRESENTED ACCOMMODATION
- GOOD SIZED DOUBLE BEDROOM WITH STORAGE
- RE-WIRED IN MARCH 2024
- FULLY SERVICED CENTRAL HEATING & BOILER (BOILER NEW IN FEBRUARY 2024)
- CORAL WINDOWS AND DOORS - NEW IN JANUARY 2024
- RE-FITTED KITCHEN & TASTEFULLY DECORATED THROUGHOUT
- LAWNED GARDENS & OFF STREET PARKING FOR SEVERAL VEHICLES
- NO CHAIN WITH OPTION TO PURCHASE FULLY FURNISHED
- EPC RATING: D

General

Gas central heating (Ideal Combi Boiler - Installed in February 2024 and fully serviced)

uPVC sealed unit double glazed windows and doors (replaced in March 2024)

Gross internal floor area - 43.4 sq.m./468 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

Accessed by a composite front entrance door which opens into an entrance hall.

Entrance Hall

Fitted with laminate flooring and having a radiator. A door gives access to a useful built-in utility cupboard which contains the gas boiler and has space for a freezer.

Lounge/Diner/Kitchen

18'0 x 15'1 (5.49m x 4.60m)

Lounge/Diner

A spacious open plan dual aspect reception area fitted with laminate flooring and having uPVC double glazed French doors which overlook and open to the rear garden.

Virgin Media fibre broadband.

A staircase rises to the First Floor accommodation.

Re-Fitted Kitchen

Being part tiled and fitted with a range of modern shaker style wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge/freezer, washing machine, electric oven and hob with extractor over.

Laminate flooring.

uPVC double glazed French doors give access to the rear garden.

On the First Floor

Landing

Bedroom

13'7 x 11'8 (4.14m x 3.56m)

A good sized double bedroom with rear facing picture window that takes full advantage of the long distance views and night skies.

Access panels to eaves storage and loft access hatch.

Bathroom

7'2 x 5'2 (2.18m x 1.57m)

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.

Laminate flooring.

Outside

To the front and side of the property there is a lawned garden with additional planting.

Below the side garden there is a private off street parking area.

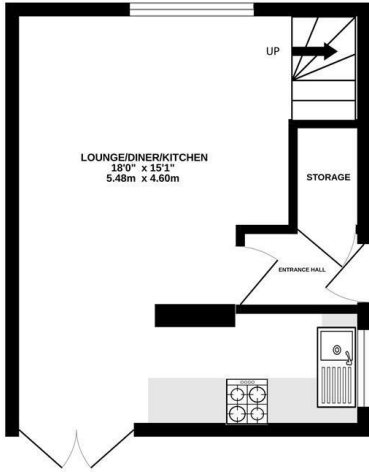
The enclosed rear garden comprises of three paved seating areas, a lawn with plants and shrubs, and a metal storage shed. Additional access to the rear garden via the side gate.

Outside tap and sensor lighting.

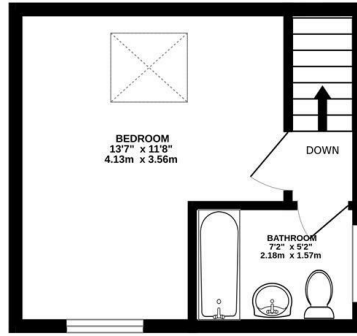
Wiring installed for an EV charging point.



GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
200 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.4 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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 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.

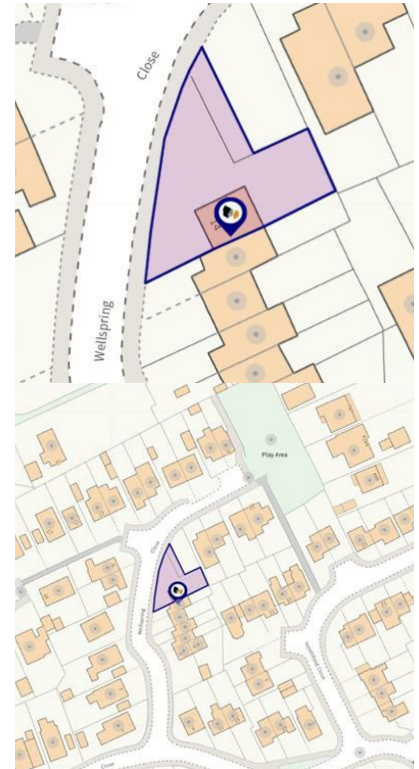
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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