12 NETHERMOOR ROAD

BLENHEIM

WELCOME TO 12 NETHERMOOR ROAD, A FABULOUS SIX BEDROOMED DETACHED RESIDENCE.

This wonderful family home has flexible living spaces, sits in a sizeable, private plot and has a stunning rear garden with views over expansive farmland and countryside. The property also has excellent access to local amenities and countryside walks.

DINING KITCHEN

Serving as the vibrant heart of the home is the spectacular dining kitchen, which is bathed in an abundance of natural light, creating a bright and airy atmosphere, making it ideal for entertaining.

The living room has an office space and bi-folding doors opening to the rear seating terrace, creating seamless indoor-outdoor living. Adding to the reception rooms is the lounge that offers a wonderful space to unwind. Completing the ground floor are two double bedroom suites, the family bathroom and the utility room.

The first floor houses four further double bedrooms, including one bedroom suite. Externally, the property benefits from having multiple off-road parking spaces, a lawned front garden and to the rear is a delightful garden with a raised seating terrace that has outstanding views over local countryside and farmland.

The property is located in Wingerworth where there are a number of local amenities including public houses, restaurants and shops. For further amenities, Chesterfield is located close-by. Longer distance journeys can be accessed easily, with the A61 and M1 motorway network offering journeys further afield. For public transport links, Chesterfield train station can be reached in under 15 minutes by car.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hallway, bedroom 2, bedroom 2 en-suite shower room, lounge, dining kitchen, family bathroom, inner hallway 1, storage cupboard, living room, secondary inner hallway, master bedroom and master en-suite shower room.

On the first floor: Landing 1, bedroom 3, bedroom 3 en-suite shower room, bedroom 4, secondary landing, bedroom 5, storage cupboard and bedroom 6.

Outbuildings: Double garage and store.

GROUND FLOOR

A heavy timber door with double glazed panels opens to the entrance vestibule.

Entrance Vestibule

Having front and side facing timber double glazed panels, recessed lighting and tiled flooring. A timber door with an obscured double glazed panel opens to the entrance hallway.

Entrance Hallway

With a coved ceiling, wall mounted light point and a central heating radiator. Timber doors open to bedroom 1, lounge, dining kitchen and the family bathroom. An opening gives access to inner hallway 1.

Bedroom 2

15'3 x 10'8 (4.65m x 3.25m)

A double bedroom with a front facing UPVC double glazed bay window, coved ceiling, pendant light point and a central heating radiator. A timber door with an obscured glazed panel opens to the bedroom 1 en-suite shower room.

Bedroom 2 En-Suite Shower Room

With a front facing UPVC double glazed obscured window, partially tiled walls, recessed lighting, a chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a rainhead shower and a glazed screen/door.

Lounge

18'1 x 12'11 (5.51m x 3.94m)

Having front and side facing UPVC double glazed windows, a coved ceiling, pendant light point and a central heating radiator. The focal point of the room is the gas fireplace.

Dining Kitchen

27'6 x 16'4 (8.38m x 4.98m)

A fabulous dining kitchen with rear and side facing UPVC double glazed windows, a partially vaulted ceiling, recessed lighting, flush light points, central heating radiators and tiled flooring. A range of fitted base/wall and drawer units incorporates a work surface and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a five-ring gas hob, extractor hood, Samsung microwave and an oven. There is the provision for a full-height fridge/freezer. A timber door with glazed panels opens to the utility room. Double UPVC doors with double glazed panels open to the rear of the property.

Utility Room

Having a side facing UPVC double glazed window and tiled flooring. A heavy timber door with double glazed panels and matching side panels opens to the front of the property.

Family Bathroom

Having a rear facing UPVC double glazed obscured window, recessed lighting, partially tiled walls and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. Fitted furniture includes shelving. To one wall is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

Inner Hallway 1

Having a coved ceiling, recessed lighting and a central heating radiator. Access can be gained to loft storage. A timber door with double glazed panels opens to the living room and a timber door opens to the storage cupboard. An opening gives access to the secondary inner hallway.

Storage Cupboard

Having cloaks hanging hooks.

Living Room

30'4 x 10'8 (9.25m x 3.25m)

With a rear facing UPVC double glazed window, a partially coved ceiling, recessed lighting, a central heating radiator and underfloor heating. A section of the living room is used as office space. A timber door with an obscured panel opens to the secondary inner hallway. UPVC bi-folding doors with double glazed panels open to the rear of the property.

Secondary Inner Hallway

Having recessed lighting. A timber door opens to the living room and bedroom 2.

Master Bedroom

17'2 x 12'7 (5.23m x 3.84m)

A large double bedroom with a front facing UPVC double glazed window, recessed lighting, a TV/aerial point and underfloor heating. Fitted furniture includes shelving and drawer units. A timber door with an obscured glazed panel opens to the bedroom 2 en-suite shower room and timber doors open to two storage cupboards.

Master En-Suite Shower Room

Being partially tiled with recessed lighting, an extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. A separate shower enclosure has a rainhead shower and a glazed screen/door.

A staircase from inner hallway 1 rises to the first floor.

DINING KITCHEN

DINING KITCHEN

LIVING ROOM

LIVING ROOM

LOUNGE

LOUNGE

MASTER BEDROOM

BEDROOM 2

FAMILY BATHROOM

FIRST FLOOR

Landing 1

Having recessed lighting. Timber doors open to bedroom 3 and bedroom 4.

Bedroom 3

14'4 x 10'3 (4.37m x 3.12m)

A further double bedroom with a rear facing UPVC double glazed window, recessed lighting, a central heating radiator, TV/aerial point and timber flooring. An opening gives access to the bedroom 3 en-suite shower room. A timber door opens to eaves storage.

Bedroom 3 En-Suite Shower Room

Having recessed lighting, an extractor fan and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin with traditional chrome taps. A separate shower enclosure has a fitted shower and a glazed screen/door.

Bedroom 4

12'7 x 7'6 (3.84m x 2.29m)

Having a Velux roof window, pendant light point, a central heating radiator and timber flooring.

Ground Floor Continued

From the secondary inner hallway, a staircase rises to the first floor.

First Floor

Secondary Landing

With recessed lighting. Timber doors open to bedroom 5, the storage cupboard and bedroom 6.

Bedroom 5

17'3 x 15'0 (5.26m x 4.57m)

Another double bedroom with a Velux roof window, a front facing UPVC double glazed window, recessed lighting and a central heating radiator. A timber door opens to eaves storage.

Storage Cupboard

A useful area for storage.

Bedroom 6

14'1 x 14'0 (4.29m x 4.27m)

With a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. A timber door opens to eaves storage.

BEDROOM 3

BEDROOM 5

BEDROOM 6

EXTERIOR & GARDENS

Electric-operated, vehicular timber gates and a timber pedestrian gate open to the front of the property.

To the front of the property is exterior lighting, parking on a gravel driveway for four vehicles and an area mainly laid to lawn. Access can be gained to the entrance vestibule. To the right, a timber gate opens to a path leading to the rear.

To the left is a block driveway with parking for three further vehicles that has exterior lighting and an electric vehicle charging point . Access can be gained to the utility room and double garage.

Double Garage

20'2 x 18'2 (6.15m x 5.54m)

With two up-and-over doors, light and power.

A wrought iron pedestrian gate opens to the rear of the property.

To the rear of the property is exterior lighting, a water tap and an external power point. A stone flagged seating terrace sweeps the width of the exterior and has multiple areas for seating. Access can be gained to the dining kitchen and living room.

Beyond the patio is a stunning garden, mainly laid to lawn with mature hedging and plants. Access can be gained to the store. The rear of the property is fully enclosed.

GROUND FLOOR & DOUBLE GARAGE

Ground Floor Approximate Floor Area:
2,027 SQ.FT. (188.3 SQ.M)

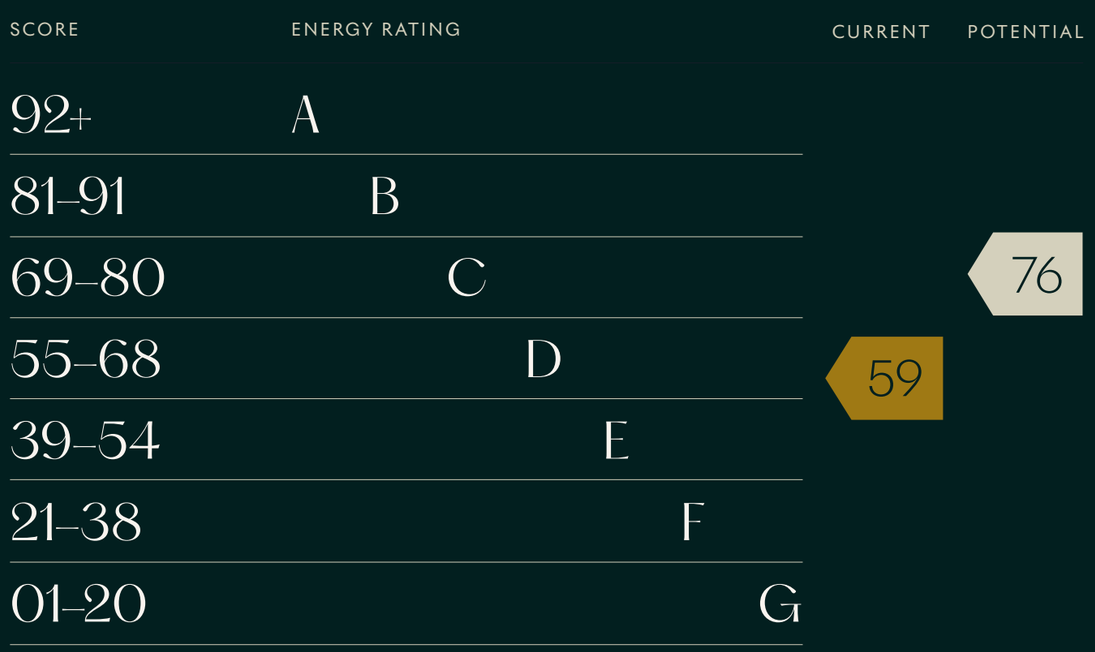
Double Garage Approximate Floor Area:
336 SQ.FT. (34.0 SQ.M)

FIRST FLOOR

First Floor Approximate Floor Area:
813 SQ.FT. (75.0 SQ.M)

Total Approximate Floor Area (Including Double Garage):
3,206 SQ.FT. (297.8 SQ.M)

BEDROOMS	BATHROOMS
6	4
LIVING ROOMS	**SQFT (INCLUDING DOUBLE GARAGE)**
3	3,206
TENURE	**COUNCIL TAX**
Freehold	E



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

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Wingerworth, Chesterfield,
Derbyshire, S42 6LJ

Offers in the Region of £695,000

Viewing strictly by appointment with our consultant on: 0114 358 2020

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