

59 Church Lane,  
North Wingfield, S42 5HR

£430,000

W  
WILKINS VARDY

# £430,000

THREE BED DETACHED FAMILY HOME - TWO BATHROOMS - TWO CONSERVATORIES - DOUBLE GARAGE

A charming and beautifully presented three bedroom detached residence, offering spacious and versatile accommodation throughout. The property features a generous living room with multi-fuel stove, a ground floor WC, and a superbly re-modelled and re-fitted breakfast kitchen complete with quality Neff appliances. Conservatories to the side and rear provide additional reception space and delightful views over the gardens.

To the first floor, the impressive principal bedroom suite benefits from a dressing area and a stylish re-fitted en suite shower room. There are two further well proportioned bedrooms and a 4-piece family bathroom.

Externally, the property enjoys attractive mature gardens together with a double garage and driveway providing ample off street parking. In addition, there is a useful office and store room with WC off, ideal for those working from home or requiring ancillary space.

An internal inspection is highly recommended to fully appreciate the quality, character, and flexibility this delightful home has to offer.

- SUPERB DETACHED FAMILY HOME
- FANTASTIC RE-FITTED BREAKFAST KITCHEN WITH NEFF APPLIANCES
- GROUND FLOOR WC
- 4-PIECE FAMILY BATHROOM & RE-FITTED EN SUITE SHOWER ROOM
- ATTRACTIVE MATURE GARDENS
- GOOD SIZED LIVING ROOM
- CONSERVATORIES TO THE SIDE AND REAR
- THREE GOOD SIZED BEDROOMS, THE MASTER BEDROOM WITH DRESSING ROOM OFF
- DOUBLE GARAGE, OFFICE & STORE ROOM WITH WC OFF
- EPC RATING: D

## General

Gas central heating (Worcester Highflow Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 171.2 sq.m./1843 sq.ft. (including Garage, Office & Store)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

The walls being part panelled. There is also a useful built-in under stair store cupboard and a staircase rising to the First Floor accommodation.

## Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a corner wash hand basin.  
Chrome heated towel rail.

## Living Room

15'9 x 11'11 (4.80m x 3.63m)  
A generous front facing reception room, having a feature exposed brick fireplace with wood lintel and a multi-fuel stove sat on a slate hearth.  
Contemporary flat panel radiator.  
Wooden framed glazed French doors with an exposed brick surround give access into the ...

## Re-Fitted Breakfast Kitchen

21'3 x 13'8 (6.48m x 4.17m)  
A superb kitchen fitted with a range of contemporary wall, drawer and base units with under unit lighting, plinth lighting and complementary work surfaces, including an island unit/breakfast bar.  
Inset single drainer sink with mixer tap (quooker tap with hot and filtered water).  
Integrated Neff appliances to include a dishwashers, fridge/freezer, coffee machine, electric double oven and venting induction hob.  
Contemporary flat panel radiator.  
Laminated Floor  
Two sets of bi-fold doors give access into the rear conservatory, and a further door gives access to the side conservatory.

## Rear Brick/uPVC Double Glazed Conservatory

18'9 x 8'10 (5.72m x 2.69m)  
A spacious conservatory having stripped and varnished wood flooring.  
uPVC double glazed French doors overlook and open onto the rear patio.

## Brick/uPVC Double Glazed Side Conservatory

15'11 x 8'0 (4.85m x 2.44m)  
A second good sized conservatory having tiled flooring and French doors which overlook and open onto the garden.

## On the First Floor

## Landing

Having a built-in airing cupboard.

## Master Bedroom Suite

### Bedroom

11'10 x 11'2 (3.61m x 3.40m)  
A good sized front facing double bedroom having half height wood panelling to to one wall and downlighting.  
Contemporary flat panel radiator.  
Openings give access into a Dressing Room and to the En Suite Shower Room.

### Dressing Room

9'3 x 7'11 (2.82m x 2.41m)  
Having a range of fitted wardrobes to two walls.

### En Suite Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, hand wash basin with vanity unit below, and a low flush WC.  
Vertical heated towel rail.

### Bedroom Two

11'2 x 10'2 (3.40m x 3.10m)  
A good sized rear facing double bedroom with a contemporary vertical panel radiator.

### Bedroom Three

10'0 x 6'7 (3.05m x 2.01m)  
A rear facing good sized single/small double bedroom fitted with laminate flooring and having a contemporary flat panel radiator.

### Family Bathroom

7'0 x 6'11 (2.13m x 2.11m)  
Being fully tiled and fitted with a 4-piece suite comprising a corner jacuzzi bath with electric shower over, wash hand basin with storage below, bidet and a low flush WC.  
Stripped and varnished wood flooring.

### Outside

The front of the property is accessed off Church Meadows, where there is tarmac driveway providing off street parking. There is a Double Garage (18'4 x 16'1) having an electric door, light, power, hot and cold running water and space and plumbing for an automatic washing machine. To the side of the garage there is a further storage area.

A wooden gate gives access to a paved seating area which also leads to an Office and Store Room, the Office (13'3 x 9'7) being dual aspect, insulated and having light, power and internet. A door from the office gives access into the Store Room (13'3 x 7'9), having a WC off.

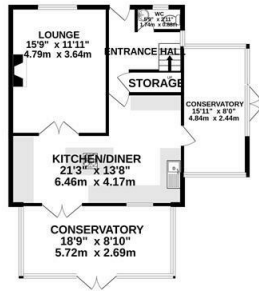
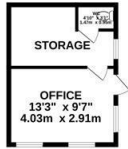
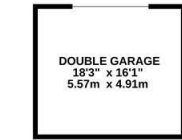
Steps from the paved seating area lead up to the front garden which is laid to lawn and has borders of plants and shrubs, together with a paved path leading up to the front entrance door.

The side garden is predominantly laid to lawn, and has a paved seating area.

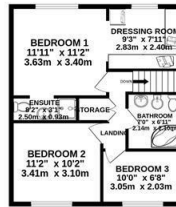
A gate on Church Lane gives access to the rear of the property which is screened by a wall and conifer hedging. There is a paved seating area and a raised decorative pebble bed interspersed with plants and shrubs.



GROUND FLOOR  
1326 sq ft. (123.2 sq m.) approx.



1ST FLOOR  
517 sq ft. (48.0 sq m.) approx.



TOTAL FLOOR AREA: 1843 sq ft. (171.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan and area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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### 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, multi-fuel stove, 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.

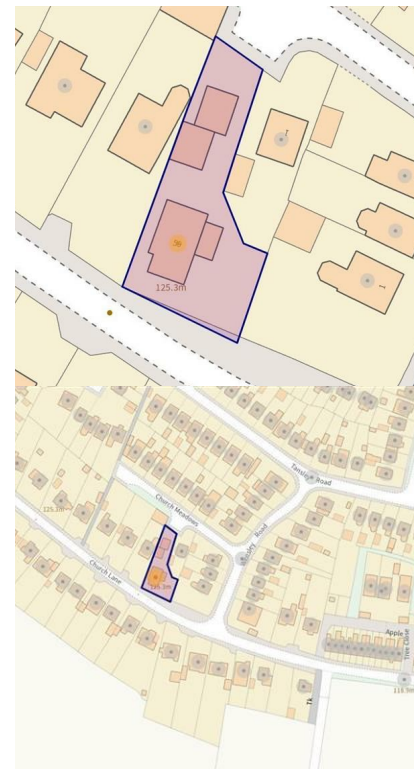
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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