



8 Glebe Gardens,  
North Wingfield, S42 5GG

£425,000

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WILKINS VARDY

# £425,000

SUPERB DETACHED FAMILY HOME - FOUR BEDS - STYLISH ACCOMMODATION - DOUBLE GARAGE

Occupying a cul-de-sac position, this impressive detached house combines contemporary design with practical features, ensuring a welcoming atmosphere throughout. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment. The property boasts two good sized reception rooms and a lovely conservatory extension which overlooks and opens to the attractive enclosed rear garden. The stylish kitchen is fitted with a range of integrated appliances. With four well proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The two bathrooms provide convenience and privacy, catering to the needs of a busy household.

Situated in a popular neighbourhood, this property is within easy reach of local amenities and transport links towards Clay Cross and Chesterfield Town Centre.

This detached house is not just a place to live; it is a place to call home. With its generous living space and desirable location, it presents a wonderful opportunity for anyone looking to settle in the Chesterfield area. Do not miss the chance to make this lovely property your own.

- SUPERB DETACHED FAMILY HOME IN CUL-DE-SAC POSITION
- TWO GOOD SIZED RECEPTION ROOMS
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- CONTEMPORARY FITTED KITCHEN
- GROUND FLOOR CLOAKS/WC
- FOUR GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE & OFF STREET PARKING
- ATTRACTIVE ENCLOSED REAR GARDEN
- EPC RATING: C

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 163.2 sq.m./1756 sq.ft. (including Garage)  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring. A staircase with built-in under stair store cupboard rises to the First Floor accommodation.

## Cloaks/WC

9'7 x 4'3 (2.92m x 1.30m)  
Fitted with laminate flooring and having a 2-piece white suite comprising of a wash hand basin and a low flush WC.

## Dining Room

10'7 x 9'10 (3.23m x 3.00m)  
A front facing reception room fitted with laminate flooring.

## Living Room

19'5 x 11'10 (5.92m x 3.61m)  
Double doors from the entrance hall give access into this generous rear facing reception room which has a feature fireplace with inset electric fire. A further set of double doors give access into the ...

## Brick/uPVC Double Glazed Conservatory

18'5 x 9'0 (5.61m x 2.74m)  
A lovely conservatory extension, fitted with laminate flooring and having doors to either side which gives access onto the rear of the property.

## Stylish Kitchen

15'9 x 13'4 (4.80m x 4.06m)  
Fitted with a contemporary range of wall, drawer and base units with under unit lighting, plinth lighting, glass splashback, complementary quartz work surfaces and upstands, including an island unit.  
Inset sink with mixer tap.  
Integrated appliances to include a dishwasher, washer, dryer, wine cooler, microwave combi oven, eye level electric oven and induction hob with angled extractor over.  
Space is provided for an American style fridge/freezer.  
Karndean flooring and downlighting.  
A composite stable door gives access onto the side of the property.

## On the First Floor

## Landing

With loft access hatch.

## Master Bedroom

15'5 x 14'9 (4.70m x 4.50m)  
A good sized front facing double bedroom having two built-in double wardrobes. A door gives access into the ...

## En Suite Shower Room

6'9 x 6'5 (2.06m x 1.96m)  
Being fully tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with storage above, below and to the side, and a low flush WC.  
Tiled floor.

## Bedroom Two

15'7 x 8'10 (4.75m x 2.69m)  
A good sized front facing double bedroom fitted with laminate flooring and having a built-in double wardrobe with sliding doors.

## Bedroom Three

11'5 x 10'8 (3.48m x 3.25m)  
A rear facing double bedroom having a built-in double wardrobe.

## Bedroom Four

9'7 x 9'0 (2.92m x 2.74m)  
A good sized single bedroom, being rear facing and having a built-in double wardrobe.

## Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard.  
Chrome heated towel rail.  
Tiled floor.

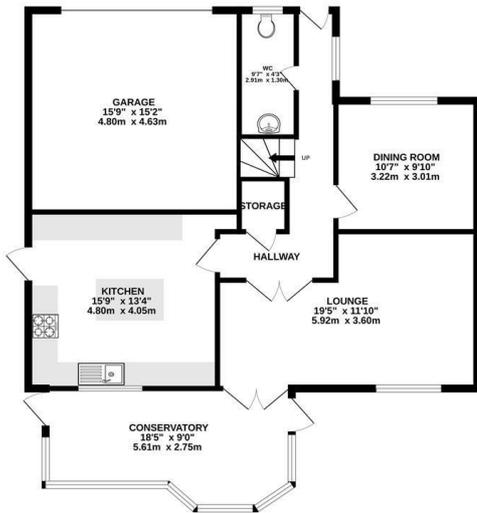
## Outside

To the front of the property there is a lawned garden, alongside a block paved driveway providing off street parking, which in turn leads to the Integral Double Garage. having an electric door, light and power.

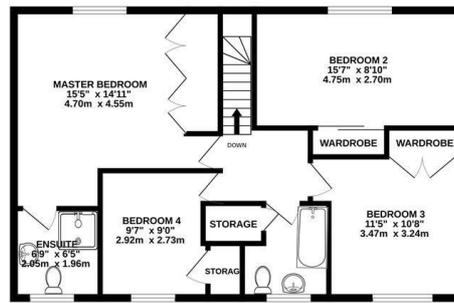
To the rear of the property there is an attractive enclosed garden comprising of a paved patio with a couple of steps up to a lawn and a further two paved seating areas.



GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1756 sq.ft. (163.2 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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, electric fire, kitchen appliances, shower units, 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.

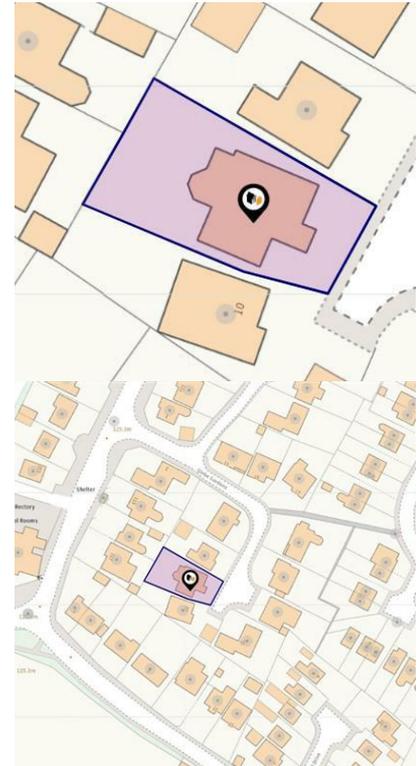
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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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