



53 Longedge Lane,
Wingerworth, S42 6PB

£750,000

W
WILKINS VARDY

£750,000

STUNNING DETACHED FAMILY HOME - FOUR DOUBLE BEDS - THREE BATHROOMS - DOUBLE GARAGE

Benefitting from remaining term of a 10 Year Build Warranty, this impressive detached house, built in 2018, offers a perfect blend of space and comfort. Spanning an expansive 2,272 sq. ft. of living space plus double garage,, the property boasts four double bedrooms, making it an ideal family home. The house also features two reception rooms, and a superb dual aspect dining kitchen with family room off, which has French doors opening to the attractive rear garden. These versatile spaces can be adapted to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for the children. With three modern bathrooms, morning routines will be a breeze, providing convenience for busy families or guests. The thoughtful layout ensures that privacy and comfort are prioritised throughout the home. One of the standout features of this property is the detached double garage and generous parking space, accommodating multiple vehicles. This is a rare find and offers great convenience for families with multiple cars.

Set in the desirable village of Wingerworth, which has excellent amenities including shops, parks, schools and GP Surgery. The location is close to the market town of Chesterfield and has good transport links to the M1 and A38. It also has easy access to the beautiful Peak District.

General

Gas central heating (Worcester Greenstar 30 CDi Classic System)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 211.1 sq.m./2272 sq.ft.
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A wood front entrance door opens into a ...

Entrance Porch

Having a bench seating area. An opening leads through into the ...

Entrance Hall

A spacious entrance hall fitted with engineered oak flooring and having a built-in under stair store cupboard. An oak open balustrade staircase rises to the First Floor accommodation.

Dining Kitchen

22'2 x 15'8 (6.76m x 4.78m)
A spacious dual aspect room fitted with a contemporary range of wall, drawer and base units with complementary granite worktops and upstands, including an island unit.
Inset double Belfast sink with mixer tap.
Integrated appliances to include a wine cooler, fridge, dishwasher, two Neff electric double ovens with warming drawer, microwave and 5-ring gas hob with extractor over.
Tiled flooring, downlighting and pendant lighting in the dining area.
A large opening leads through into the ...

Family/Sun Room

13'8 x 9'10 (4.17m x 3.00m)
A good sized room fitted with engineered oak flooring and having downlighting and a large roof lantern. This room also has wood French doors which overlook and open to the rear garden.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a concealed cistern WC and a semi recessed wash hand basin with storage below and mirror with shelving above.

Living Room

19'10 x 18'4 (6.05m x 5.59m)
Accessed via double doors from the entrance hall, this spacious rear facing reception room has a feature fireplace with gas stove.
Built-in shelving and base units to the alcoves.

Utility Room

12'3 x 7'0 (3.73m x 2.13m)
Being part tiled and having base units with complementary work surface over.
A large double cupboard houses the gas boiler and the hot water cylinder.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a tall fridge and freezer.
Fitted unit for coat and shoe storage.
Chrome heated towel rail.
Tiled floor and downlighting.
A composite door gives access onto the side of the property.

Study/Playroom

14'8 x 12'3 (4.47m x 3.73m)
A good sized front facing reception room having downlighting.

On the First Floor

Landing

A spacious landing with Velux window and having double doors opening to eaves storage.

- STUNNING DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS
- SUPERB DINING KITCHEN WITH LOVELY FAMILY ROOM OFF
- SEPARATE UTILITY ROOM & CLOAKS/WC
- FOUR DOUBLE BEDROOMS, THREE OF WHICH HAVE FITTED STORAGE
- TWO CONTEMPORARY EN SUITE SHOWER ROOMS & 4-PEICE FAMILY BATHROOM
- DETACHED DOUBLE GARAGE & AMPLE DRIVEWAY PARKING/CARAVAN STANDING
- ATTRACTIVE LANDSCAPED REAR GARDEN WITH LARGE SUMMERHOUSE
- REMAINING TERM OF 10 YEAR BUILD WARRANTY
- EPC RATING: B

Master Bedroom

16'5 x 13'9 (5.00m x 4.19m)
As you enter this room, there is a fitted wardrobe to the left hand side and then a couple of steps lead down into the spacious rear facing double bedroom which has a range of fitted wardrobes along one wall.
A door gives access into a ...

En Suite Shower Room

6'5 x 5'7 (1.96m x 1.70m)
Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.
Velux window.
Tiled floor and downlighting.

Bedroom Two

13'11 x 12'6 (4.24m x 3.81m)
A good sized double bedroom with dormer window overlooking the front of the property.
This room also has a fitted wardrobe, and a door giving access into a ...

En Suite Shower Room

9'5 x 7'6 (2.87m x 2.29m)
Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.
Built-in shelving to the side of the shower cubicle.
Tiled floor.

Bedroom Three

12'3 x 10'11 (3.73m x 3.33m)
A good sized double bedroom with dormer window overlooking the front of the property.

Bedroom Four

10'9 x 10'1 (3.28m x 3.07m)
A double bedroom having a front facing dormer window with bench storage seat. This room also has a fitted wardrobe.

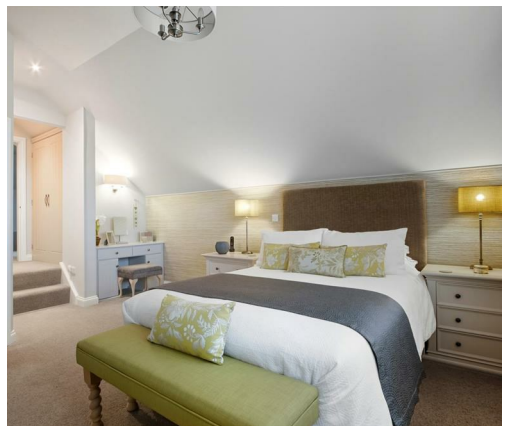
Family Bathroom

9'2 x 8'9 (2.79m x 2.67m)
Being part tiled and fitted with a 4-piece white suite comprising of a panelled bath, shower cubicle with electric shower, semi recessed wash hand basin with vanity unit below and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.
Velux window.

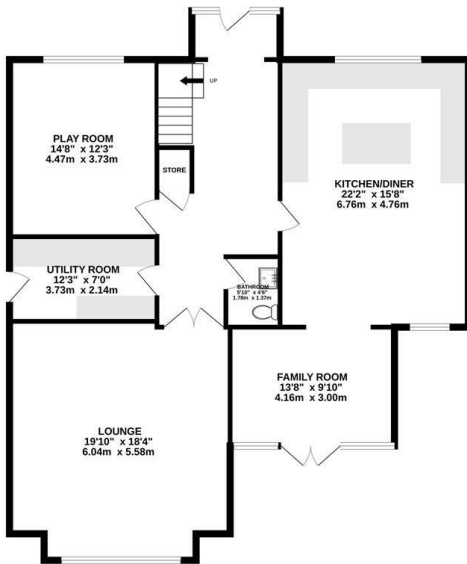
Outside

To the front of the property a substantial block paved driveway provides ample off street parking for several vehicles or caravan standing. There is also a Detached Double Garage having an electric door, side personnel door, light, power and boarded roof space suitable for storage.

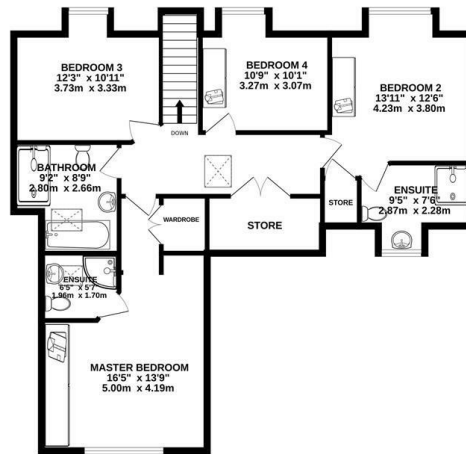
A path leads down the side of the property to an attractive enclosed rear garden which comprises of a large block paved patio with trees and shrubs. Steps from the patio lead down to a lawn having planted beds and borders. Paved steps lead down to a seating area with pergola and also to a Summer House which has light and power. Beyond here there is a garden shed and greenhouse.



GROUND FLOOR
1349 sq.ft. (125.4 sq.m.) approx.

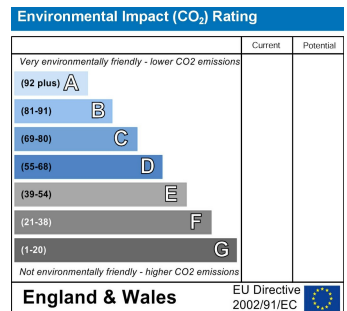
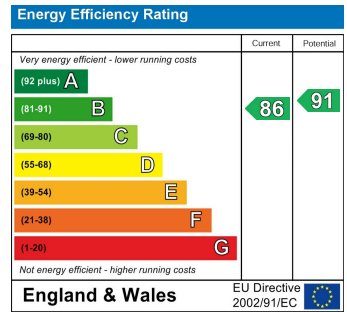


1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 2272 sq.ft. (211.1 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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RICS

Relocation
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network

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, gas stove, 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.

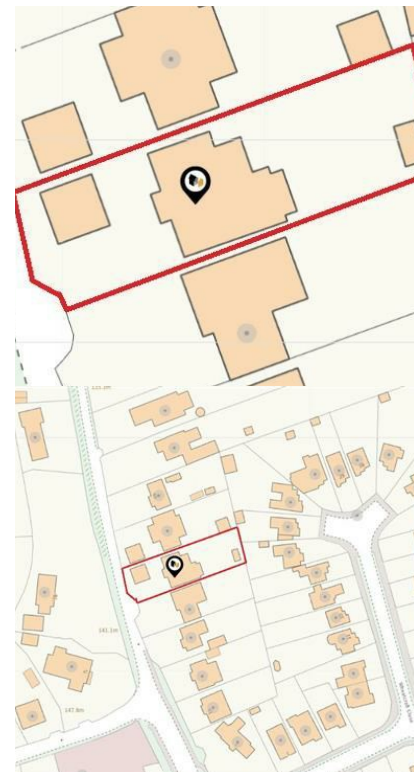
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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