



70 Hambleton Avenue,
North Wingfield, S42 5LT

£255,000

W
WILKINS VARDY

£255,000

DETACHED FAMILY HOME - THREE BEDS - CONSERVATORY - DRIVEWAY PARKING

A well appointed detached family home offering approximately 868 sq. ft. of comfortable and versatile accommodation. The property features a generous bay fronted living room, dining kitchen with adjoining office/utility room, and a brick built uPVC double glazed conservatory providing additional living space. There are three bedrooms and a family bathroom, complemented by driveway parking to the front and an enclosed rear garden, making this an attractive home for families and those seeking a practical outdoor space.

Located in this popular residential area, the property is well placed for accessing the various amenities in North Wingfield, and ideally situated for routes into Clay Cross, Chesterfield Town Centre and towards the M1 Motorway.

- WELL APPOINTED DETACHED FAMILY HOME
- GENEROUS BAY FRONTED LIVING ROOM
- DINING KITCHEN WITH OFFICE/UTILITY OFF
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING & ENCLOSED REAR GARDEN
- EPC RATING: C

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 80.6 sq.m./868 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the first floor accommodation.

Living Room

14'10 x 11'1 (4.52m x 3.38m)
A generous bay fronted reception room fitted with LVT flooring.

Dining Kitchen

Kitchen

14'6 x 10'2 (4.42m x 3.10m)
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with plinth lighting and complementary wood work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an eye level electric double oven and 4-ring gas hob with extractor canopy over.
Space and plumbing is provided for a dishwasher, and there is space for a fridge/freezer.
LVT flooring.
uPVC double glazed French doors give access into the conservatory.
An opening leads through into the ...

Dining Area

8'4 x 7'10 (2.54m x 2.39m)
A rear facing room, fitted with LVT flooring and having a fitted cream hi-gloss tall unit.

Office/Utility Room

8'3 x 7'1 (2.51m x 2.16m)
A front facing room fitted with LVT flooring and having space and plumbing for a washing machine and space for a tumble dryer.

Brick/uPVC Double Glazed Conservatory

9'1 x 7'5 (2.77m x 2.26m)
Fitted with laminate flooring and having French doors opening onto the rear garden.

On the First Floor

Landing

Bedroom One

12'8 x 8'11 (3.86m x 2.72m)
A good sized front facing double bedroom having a built-in double wardrobe and two further built-in storage cupboards.

Bedroom Two

11'0 x 8'0 (3.35m x 2.44m)
A good sized rear facing double bedroom.

Bedroom Three

7'10 x 6'11 (2.39m x 2.11m)
A rear facing single bedroom.

Family Bathroom

8'0 x 5'9 (2.44m x 1.75m)
Being part tiled/part panelled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, hand wash basin with storage below, and a low flush WC.
Vinyl flooring.

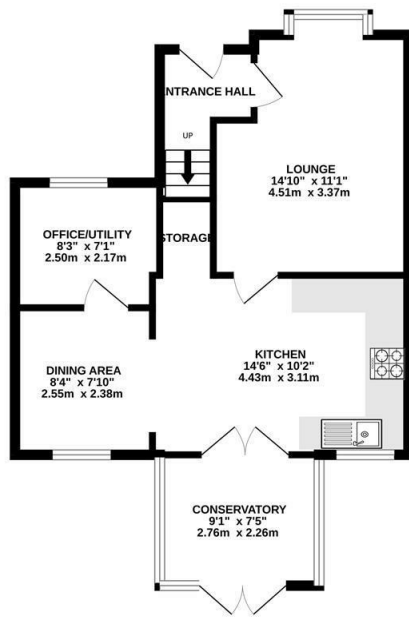
Outside

To the front of the property there is a tarmac driveway providing off street parking, and a mature tree. EV charging point.

Access down the side of the property leads to the enclosed rear garden which comprises a paved patio with steps leading down to a lawn and low maintenance pebble and slate planted beds. There is also a further paved seating area and space for a garden shed.



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 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



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

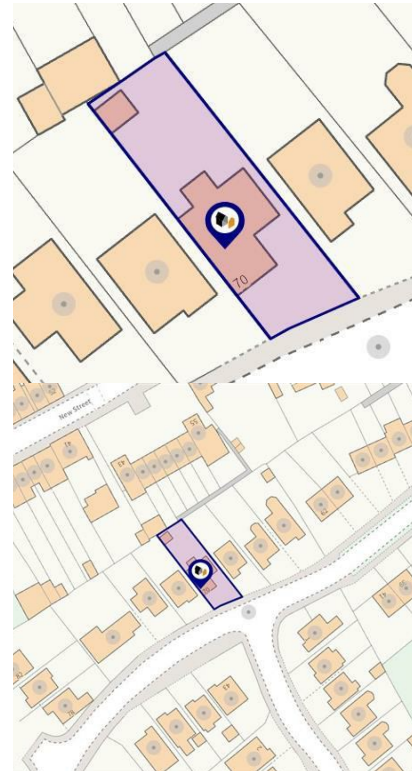
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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