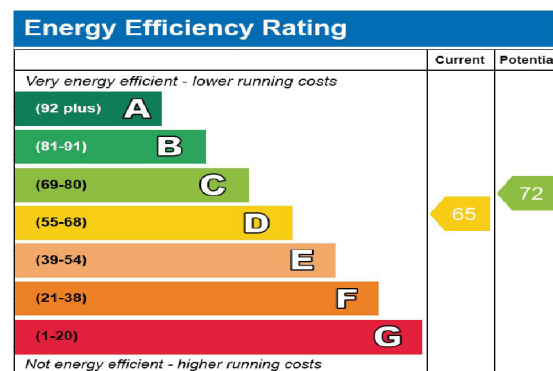
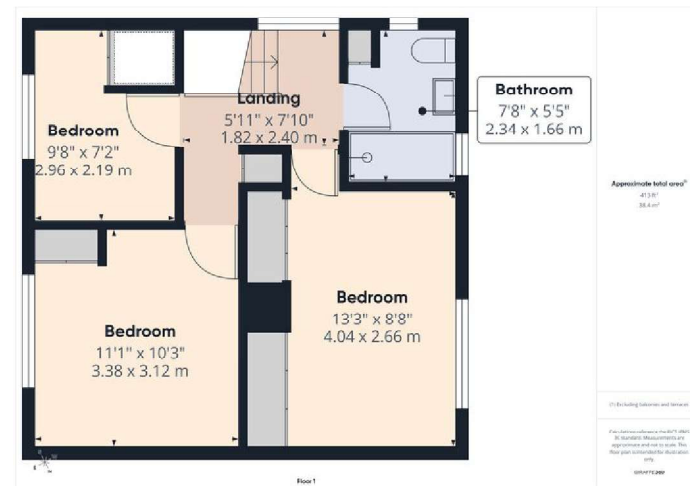




View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

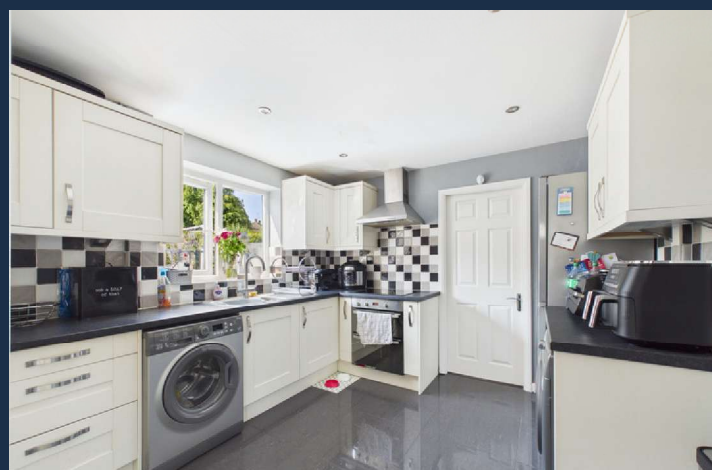
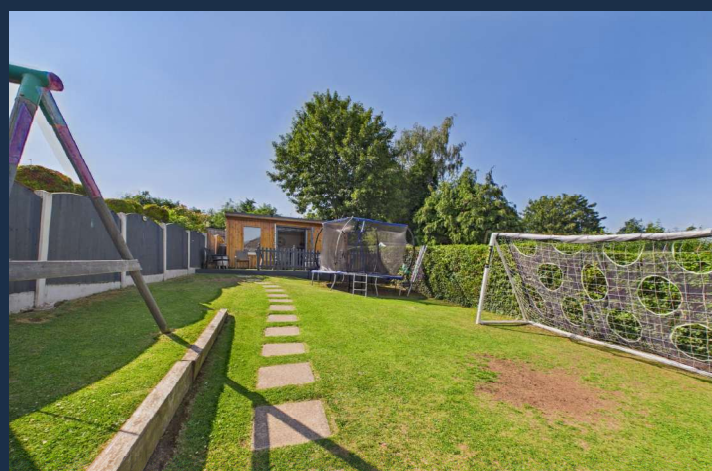


Wingfield Drive, Chaddesden, DE21 4PW | Freehold

An attractive bay-fronted semi-detached home offering spacious and well-appointed accommodation, ideal for first-time buyers or a growing family. The property benefits from off-road parking for up to three vehicles and an enclosed rear garden. A standout feature is the bar/games room, providing an excellent space for socialising, relaxing, or enjoying family time.

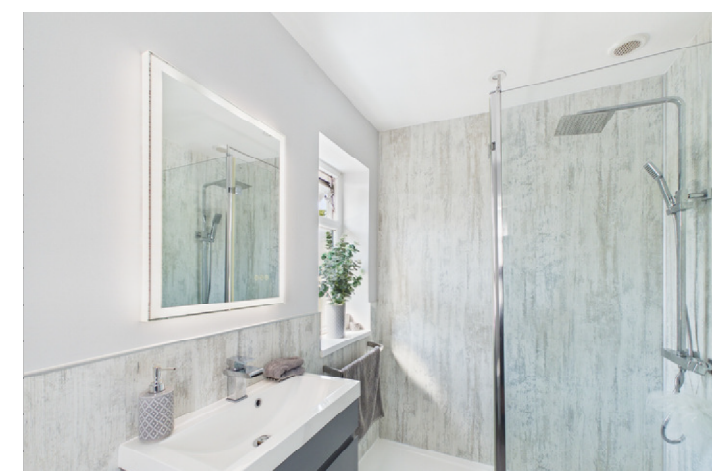
- Well-Presented And Appointed Bay-Fronted Home
- Ideal Family Home/First Time Home
- Off-Road Parking, Rear Garden And Bar/Games Room
- EPC Rating D, Wimpey No Fines Construction
- Council Tax Band A, Freehold





Freehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, bay-fronted lounge, dining room with French doors leading to the rear garden and fitted kitchen.

To the first floor the landing provides access to three bedrooms (two double) and a refitted shower room with a three piece suite.

Outside, there is a driveway to the front elevation providing off-road parking for up to three vehicles and there is an enclosed rear garden with a bar/games room.

Wingfield Drive is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurements & Details:

Hallway: (6'3" x 8'7") 1.90 x 2.62
Lounge: (14'6" x 10'8") 4.42 x 3.25
Dining Room: (8'10" x 10'2") 2.69 x 3.10
Kitchen: (11'10" x 10'1") 3.61 x 3.07
Landing: (5'11" x 7'10") 1.80 x 2.39
Bedroom: (11'1" x 10'3") 3.38 x 3.12
Bedroom: (13'3" x 8'8") 4.04 x 2.64
Bedroom: (9'8" x 7'2") 2.95 x 2.18
Bathroom: (7'8" x 5'5") 2.34 x 1.65

Outside:

There is a driveway to the front of the property providing off-road parking for up to three vehicles.

There is gated access to the side elevation leading to an enclosed rear garden, ideal for entertaining having a paved patio area with lawned garden beyond. There is a BAR/ENTERTAINMENT ROOM to the head of garden having French doors, bar, light and power.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
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