



w**ards**
estate agents

81 New Road

Wingerworth, Chesterfield, S42 6UJ

Guide price £450,000

81 New Road

Wingerworth, Chesterfield, S42 6UJ

Guide Price £450,000 - £475,000

Early Viewing is absolutely imperative to fully appreciate this outstanding FOUR BEDROOM/THREE BATHROOM EXTENDED DETACHED FAMILY HOUSE with an GARDEN OFFICE/THERAPY ROOM offering scope for HOME BUSINESS! Located in one of Wingerworth's most desirable areas being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Set on the fringe of the National Peak District yet ideal for major transport links via A61 into Chesterfield Town Centre, Alfreton and further afield via the A38/M1 to Sheffield, Derby & Nottingham.

Neutrally decorated and impeccably presented throughout the generously proportioned versatile family living space offers 1722 sq ft and includes:- entrance hall, bay fronted reception room with feature Media Wall & Electric Fire, splendid integrated dining kitchen with access via the dining room to the extended Snug with vaulted ceiling & French doors to the rear garden. Ground floor shower room. First floor principal double bedroom with enviable front countryside views, superb range of fitted bedroom furniture & en suite shower room. Two further double bedrooms both with superb front aspect views & versatile 4th bedroom. Luxury family bathroom with 3 piece White suite.

Front low stone boundary walling with mature garden. Driveway provides ample parking spaces & gives access to the integral garage.

Superb landscaped rear garden, enclosed with substantially fenced boundaries. Indian stone patio leads with a pathway to the manicured lawn areas which have well established borders set with an abundance of mature planting & trees. Further raised corner Sun Patio with sleeper & decorative pebbles edging. A perfect setting for outside Fresco Dining & social/family enjoyment. Privacy garden screening & Garden Office/Therapy Room with Eco WC. Garden shed & Two log stores

Additional Information

All Building Regulations are adhered to with final certification
Gas Central Heating-Viesmann boiler, installed in 2015. Serviced Dec 2024
uPVC Double Glazed Windows
CCTV system & Alarm System
Internal Oak doors
Gross Internal Floor Area- 160.0 Sq.m/ 1722.7 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area -Tupton Hall School

Additional Information

Garden Shed Included
1 x Log Store Included
1 x Log Store by negotiation
Carpets, fitted blinds, curtains included
For negotiation:- Rangemaster Cooker/Fridge Freezer.
Freestanding IKEA Wardrobes & Drawers in Bed 2 & 3 - they are 6 months old





Entrance Hall

6'4" x 3'8" (1.93m x 1.12m)

Front entrance doors. Coats hanging space.

Reception Room

16'9" x 12'3" (5.11m x 3.73m)

A beautifully presented family reception room with front aspect bay window. Feature media wall with inset ultra modern living flame log effect electric fire. There is side shelving with subtle downlighting.

Dining Room

14'0" x 8'10" (4.27m x 2.69m)

Open Plan to the integrated kitchen and with open access into the Snug extension.

Impressive Integrated Kitchen

14'8" x 10'7" (4.47m x 3.23m)

Comprising of a full range of Soft Grey fronted base and wall units with complimentary work surfaces having an inset stainless steel sink with mixer tap. Feature 'brick' style splashbacks. Space for Range Cooker (by negotiation). Chimney Extractor Fan. Integrated dishwasher and space for the fridge/freezer. Breakfast Bar with seating space. Oak flooring. Downlighting. Two rear aspect windows overlooking the gardens and single uPVC door.



Snug

12'0" x 9'0" (3.66m x 2.74m)

A fabulous light and airy extended Snug with feature vaulted ceiling with downlighting. Multi fuel log burning stove. Side elevation windows and uPVC French door lead onto the patio and gardens. Laminated flooring and feature wall radiator.

Shower Room

9'11" x 5'4" (3.02m x 1.63m)

Ground floor Shower Room which comprises of a 3 piece suite which includes a wall panelled corner shower with mains shower, vanity wash hand basin and low flush WC. Chrome heated towel rail.

First Floor Galleried Landing

16'10" x 6'6" (5.13m x 1.98m)

Splendid galleried landing with access via a retractable ladder to the insulation loft space, has lighting and part boarding.

Front Principal Double Bedroom

18'11" x 9'1" (5.77m x 2.77m)

Well proportioned main double bedroom with quality range of wood veneer fitted wardrobes with complimentary bedside drawers which are included in the sale. Front aspect window with superb countryside views

En - Suite Shower Room

9'1" x 5'9" (2.77m x 1.75m)

Comprising of a modern 3 piece suite which includes a walk in shower area with rainfall shower & additional hose, vanity wash hand basin and back to wall WC. Tiled floor.

Front Double Bedroom Two

12'10" x 9'1" (3.91m x 2.77m)

Second double bedroom with feature wall papering. Lovely front aspect views.

Front Double Bedroom Three

12'10" x 7'5" (3.91m x 2.26m)

A third double bedroom which again enjoys front aspect views

Rear Single Bedroom Four

9'4" x 7'2" (2.84m x 2.18m)

A versatile fourth bedroom which could be used for office/study or home working if required. Rear aspect view over the gardens.

Luxury Family Bathroom

7'4" x 7'2" (2.24m x 2.18m)

Comprising of a stylish 3 piece suite which includes a double ended bath with mains rainfall shower over, modern wood effect wall hung wash hand basin and complimentary low level WC. Chrome heated towel rail.





Garden Office/Therapy Room

13'2" x 9'8" (4.01m x 2.95m)

Timber construction completed in 2015. uPVC French doors onto the gardens. Offering fabulous potential for office/home business and is currently used as a therapy room. It has power, lighting and Wi-Fi. External lighting. Benefits from separate access at the bottom of the garden, the only house on this road with dual access.

Cloakroom/WC

5'8" x 3'1" (1.73m x 0.94m)

Eco toilet flowing to a soak away.

Integral Garage

19'9" x 9'4" (6.02m x 2.84m)

With lighting and power. Gas Central Heating-Viessmann boiler, installed in 2015. Serviced Dec 2024. Utility area with space and plumbing for washing machine & space for dryer. Electronic roller shutter with alarm.

Outside

Front low stone boundary walling with mature hedges and established garden. Driveway provides ample parking spaces and gives access to the integral garage. Side access to the rear.

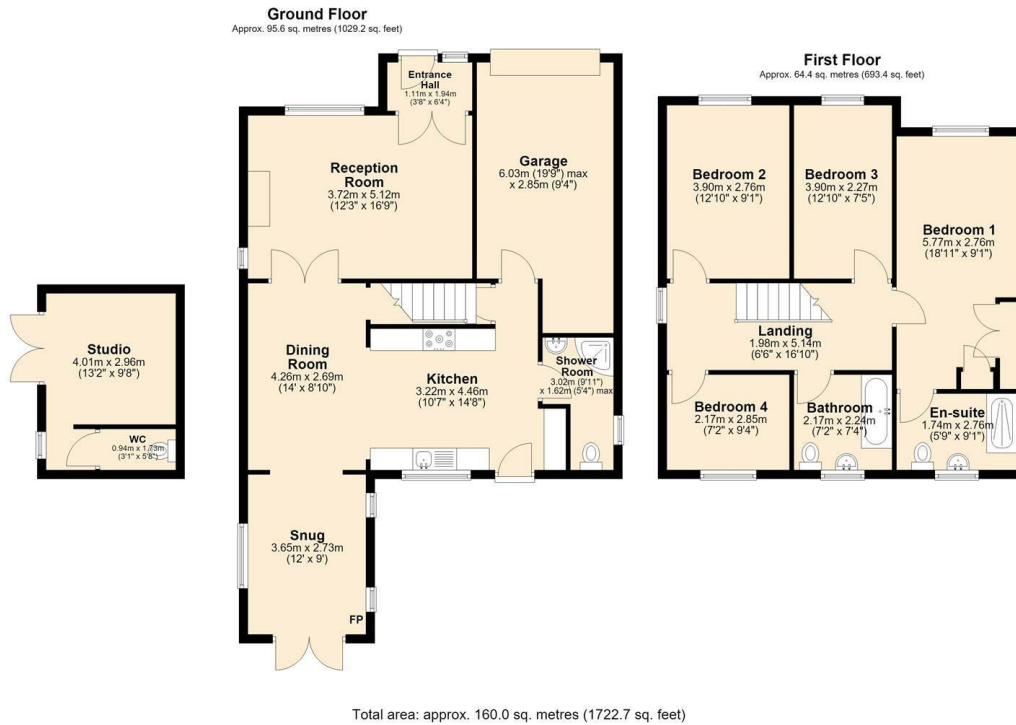
Superb landscaped rear garden, enclosed with substantially fenced boundaries. Indian stone patio leads with a pathway to the manicured lawn areas which have well established borders set with an abundance of mature planting & trees. Further raised corner Sun Patio with sleeper and decorative pebbles edging. A perfect setting for outside Fresco Dining & social/family enjoyment. Privacy garden screening and a pathway through to the External Office/Therapy Room with Eco WC. Garden shed and Two log stores.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan



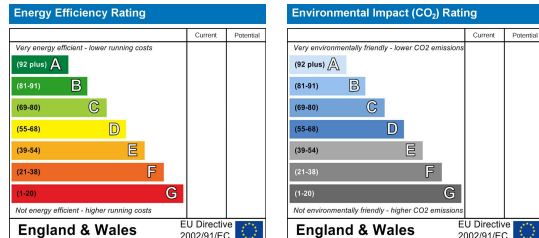
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

