



Afton, Hardwick Wood, Wingerworth, Chesterfield, S42 6RH
Offers in the Region of £580,000



**** VIEWINGS STRICTLY BY APPOINTMENT ONLY ** THREE BEDROOMED FAMILY HOME ** IN EXCESS OF ONE ACRE PLOT ** SCOPE FOR EXTENSION (SUBJECT TO CONSENT) ** LIVING ROOM ** KITCHEN/DINER ** SHOWER ROOM & SEPARATE W.C. ** AMPLE OFF STREET VEHICULAR STANDING ** DETACHED GARAGE ****

Nestled in the picturesque area of Hardwick Wood, Wingerworth, this charming three-bedroom detached chalet bungalow offers a unique opportunity for those seeking a tranquil lifestyle. Set on over an acre of land, the property is enveloped by stunning woodland and fields, providing a serene backdrop that is both idyllic and private.

The bungalow features a spacious reception room, perfect for entertaining or relaxing with family. The three well-proportioned bedrooms offer ample space for comfortable living, while the bathroom provides essential amenities. Although the main house is in need of modernisation, it presents a wonderful canvas for buyers to create their dream home tailored to their tastes.

One of the standout features of this property is the generous parking space, accommodating up to several vehicles, which is a rare find in such a beautiful setting. Additionally, there is potential for development (subject to planning permission) allowing for further enhancement of this already impressive estate.

This property is an exceptional opportunity for those looking to invest in a home that combines the charm of rural living with the potential for future growth. Whether you are a family seeking a peaceful retreat or an investor looking for a promising project, this bungalow in Wingerworth is not to be missed. Embrace the opportunity to make this beautiful location your own.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Entrance Hallway

14'0" x 5'9" (4.29 x 1.77)

Complete with Vestibule, the Entrance Hallway is carpeted, has a radiator and provides access to 2 store cupboards, Living Room, Kitchen Diner, Shower Room, WC and Bedroom One.

Living Room

14'11" x 11'11" (4.55 x 3.65)

A spacious Living Area located to the front of the property. It has carpeted flooring and a large window. There is also an open fire and radiator. Access is given to the rear porch and the Entrance Hallway.

Kitchen Diner

12'2" x 6'9" (3.73 x 2.08)

A spacious Kitchen Diner located to the rear of the property overlooking the patio and woodland. It has carpeted flooring and 2 windows. There is also a radiator and it provides access to the Entrance Hallway, Pantry and Rear Garden. There are ample wall and base units incorporating a sink and drainer and space for a washing machine, cooker and Fridge Freezer.

WC

2'8" x 5'11" (0.82 x 1.82)

This has vinyl flooring and a double glazed window with obscured glass. There is a low flush WC.

Shower Room

5'10" x 5'11" (1.80 x 1.82)

A spacious shower room which has vinyl flooring, radiator and double glazed window with obscured glass. The walls are tiled and there is a wash basin and large shower cubicle with electric shower.

Bedroom One

12'0" x 9'10" (3.66 x 3.02)

A spacious double bedroom located to the front of the property. It has a carpeted flooring, window and radiator below. It also boasts its own wash basin.

FIRST FLOOR ACCOMMODATION

Landing

5'10" x 8'11" (1.78 x 2.73)

The Landing is carpeted and provides access to a storage room which houses the combi boiler and also into the final 2 bedrooms.

Bedroom Two

12'3" x 11'7" (3.74 x 3.54)

A spacious double bedroom located to the rear of the property. It has carpeted flooring and double glazed window with radiator below. It also boasts large storage cupboard.

Bedroom Three

12'0" x 11'1" (3.67 x 3.38)

A further spacious double bedroom located to the front of the property. It has carpeted flooring

and a large double glazed window with radiator below.

EXTERNAL

The property is located in Hardwick wood which is an idyllic location. There is a large driveway leading into the plot which leads straight to the detached garage and beautiful property. The land extends to approximately one acre and is mainly laid to lawn with woodland to the rear and right hand side. This property is a must see.

VIEWING

VIEWINGS ARE STRICTLY BY APPOINTMENT WITH THE SELLING AGENT

Please call Rachael on 01246 232156 or email residential@wtparker.com

EPC Rating

To be confirmed

Council Tax Banding

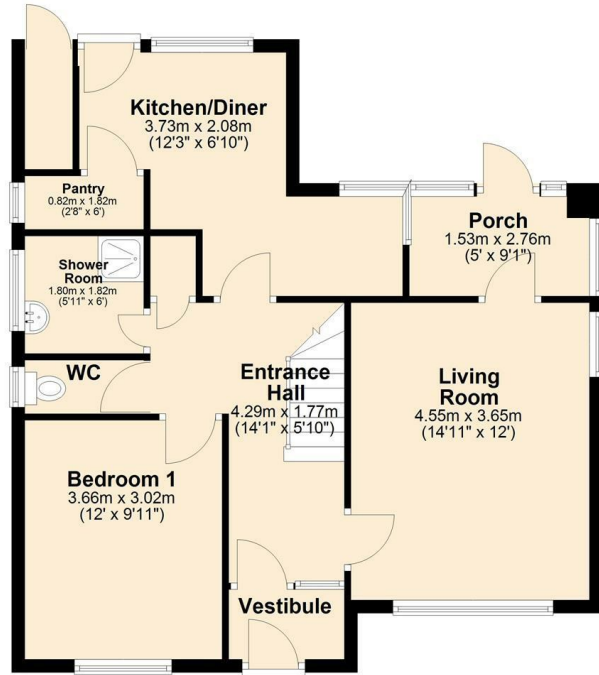
Band E

North East Derbyshire District Council

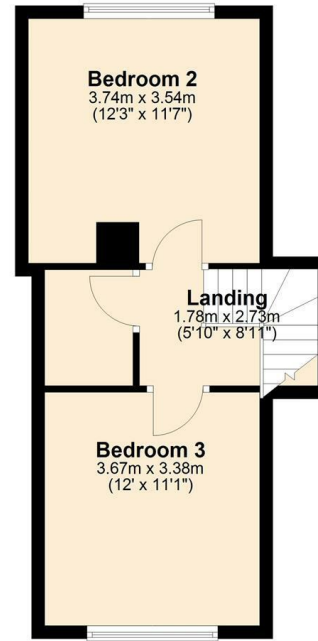




Ground Floor



First Floor



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		
		60
	26	
England & Wales		EU Directive 2002/91/EC

