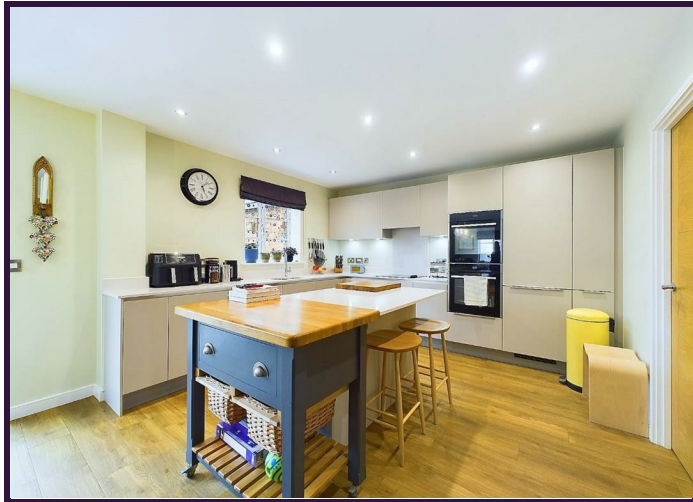




GRANT'S
OF DERBYSHIRE

16 Wistanes Green, Alferton DE55 6JN
Offers Around £450,000

Offered with No Upward Chain and located at the end of the cul-de-sac with beautiful views of the surrounding countryside, 16 Wistanes Green is a well presented detached family home located in the charming location of Wessington. The home itself briefly comprises entrance hall, guest cloakroom, sitting room, open plan kitchen dining room, four bedrooms with en suite to the master and family bathroom. The property has been finished to a high standard with high quality fittings throughout and benefits from gas central heating, double glazed windows, EV charging point and income-producing solar panels which has resulted in an overall Energy Performance Rating of "B". To the rear is an enclosed garden which is of a good size and to the front is a foregarden with a large block paved driveway and single garage. Viewing Highly Recommended.



Location

Wessington village is ideally situated for the towns of Matlock, Alfreton and Ripley and is within easy commuting distance of Derby and Nottingham with good access to the A38 trunk road and the M1 Motorway. The village has a primary school, public house and a locally renowned fish and chip shop. The countryside around Wessington offers access to many rambling walks through Crich, South Wingfield and around Ogston Reservoir.

The Accommodation

Ground Floor

The property is accessed via the paved front driveway and has bordering shrubs and hedgerow with wrought iron fencing to the front. This leads directly to the attractive wooden storm porch and in turn, to the part glazed front entrance door. This leads into the:

Entrance Hallway 7'8" x 6'6" (2.34 x 2.00)

A spacious area with wood effect Amtico flooring and stairs that lead to the first floor landing. There's plenty of room for coat and shoe storage and wooden panelled doors open into the Guest Cloakroom, Kitchen/Diner & the Living Room.

Guest Cloakroom 7'1" x 6'7" (2.17 x 2.03)

Fitted with a two piece suite consisting of dual flush WC with concealed cistern and wall hung wash hand basin with tiled splashbacks. There's also a multi paned obscure window to the front aspect and tiled flooring.

Living Room 16'0" x 11'1" (4.90 x 3.39)

A welcoming, good sized room with large bay window to the front aspect with a pleasant outlook. Part glazed wooden doors open in to the

Open Plan Kitchen Diner 28'2" x 12'4" (8.61 x 3.77)

A fantastic room for entertaining with dual aspect uPVC double glazed windows to the side and rear & with uPVC double glazed bifold doors which overlook and provide access to the beautiful, fully enclosed rear garden. This room has Amtico wood effect flooring, spotlights to the ceiling and is fitted with a modern suite which consists of matching wall, base and drawer units

with Silestone quartz work top and upstands. The kitchen also incorporates an island unit with useful storage. Integrated appliances include a Bosch electric hob with extractor hood over, double CDA electric oven, a tall fridge/freezer and CDA dishwasher. There is also a useful under stairs storage cupboard.

Utility 9'10" x 6'9" (3.01 x 2.08)

Providing a continuation from the Kitchen/Diner, with matching wall and base units with a wood effect work top and upstands and an inset stainless steel sink. There's space and plumbing for a washing machine and tumble dryer and a side aspect, part glazed door provides access to the driveway and garage. The Worcester condensing boiler is located here.

Landing

Stairs from the Entrance Hallway lead to the first floor landing where doors which lead to all four bedrooms and the family bathroom. There's also an airing cupboard which has shelving. Loft hatch access can also be found here.

Bedroom One 11'5" x 11'3" (3.50 x 3.43)

A spacious double bedroom with a front aspect uPVC multi paned double glazed window which provides beautiful views of the surrounding countryside and beyond. Fronted by double doors is a built-in wardrobe providing hanging and storage space and a wooden panelled door opens into the:

En-Suite Shower Room 5'10" x 5'7" (1.78 x 1.71)

A part tiled room with a front aspect uPVC double glazed window with obscured glass and fitted with a three piece suite consisting of dual flush WC, wall hung vanity wash hand basin and shower cubicle with mains shower and glass door. There's also an extractor fan, radiator & shaver socket.

Bedroom Two 11'1" x 10'3" (3.39 x 3.13)

A second double bedroom with a uPVC double glazed window which overlooks the rear garden and built-in wardrobes with hanging and storage space.

Bedroom Three 10'2" x 9'8" (3.11 x 2.95)

Another good sized double room with built-in wardrobe

with hanging rail and storage cupboards above. A uPVC double glazed window to the front provides the same outlook as bedroom one.

Bedroom Four 9'4" x 9'2" (2.87 x 2.80)

The smallest of the bedrooms but with enough space for a single bed or use for an office, with a rear aspect uPVC double glazed window with views similar to those of bedroom two.

Family Bathroom 8'5" x 6'0" (2.58 x 1.83)

A fully tiled room with a rear aspect uPVC double glazed window with obscured glass and fitted with a four piece suite consisting of panelled bathtub, dual flush WC with concealed cistern, wall hung vanity wash hand basin and corner shower cubicle with mains shower. There's also a chrome ladder style towel rail and an extractor fan.

Outside & Parking

To the front of the property is a lovely garden which is bordered with wrought iron fencing and shrubs. There's a wooden side gate which provides access to the beautiful, fully enclosed and landscaped rear garden incorporating several pleasant seating areas with bordering flowers and shrubs when in bloom. There is also use of a garden shed which will be included in the sale.

Garage 20'8" x 10'2" (6.30 x 3.10)

Accessed via the up and over doors to the front but also there is a UPVC door to the side providing access from the rear garden, This detached garage has power & light.

Maintenance Charge

Each home on this development contributes an annual payment to the maintenance and upkeep of the common areas, pathways and grassed areas. The fee for 2025 is yet to be confirmed, however the charge for 2024 was £346.

Council Tax Information

We are informed by North East Derbyshire District Council that this home falls within Council Tax Band D which is currently £2225.95 per annum.

Directional Notes







Floor 0



Floor 1

Approximate total area⁽¹⁾

115.93 m²

1247.86 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

