



600 Derby Road,
Wingerworth, S42 6LY

OFFERS IN THE REGION OF

£355,000

W
WILKINS VARDY

£355,000

DETACHED BUNGALOW ON 0.37 ACRE PLOT - THREE BEDS - TWO BATHS - DETACHED GARAGE

Sat back from the road and accessed via a long driveway is this bay fronted detached property which offers an impressive 1490 sq.ft. of well appointed accommodation. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well proportioned bedrooms provide ample space for family living, ensuring everyone has their own sanctuary.

The house also features a dual aspect breakfast kitchen, a full width conservatory and two modern bathrooms, designed to cater to the needs of a busy household. For those with vehicles, the property offers a detached single garage and generous parking space for up to four vehicles. There is also a substantial south west facing rear garden.

Located in a popular area, the property is well placed for accessing The Avenue Country Park and for transport links into the Town Centre, and towards Clay Cross and the M1 Motorway.

- DETACHED BUNGALOW ON GENEROUS 0.37 ACRE PLOT
- TWO GOOD SIZED RECEPTION ROOMS
- DUAL ASPECT BREAKFAST KITCHEN
- THREE BEDROOMS, TWO LOCATED ON THE FIRST FLOOR
- GROUND FLOOR & FIRST FLOOR BATHROOMS
- DETACHED GARAGE & CAR/CARAVAN STANDING SPACE
- SUBSTANTIAL LAWNED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: E

General

Gas central heating (Baxi Duotec Combi Boiler)
Timber framed sealed unit double glazed windows and doors
Gross internal floor area - 138.4 sq.m./1490 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A timber and stained glass side entrance door opens into a ...

Entrance Hall

Fitted with Parquet flooring and having double doors opening to a built-in storage cupboard. A further set of double doors open into the ...

Living Room

16'6" x 13'10" (5.05 x 4.24)
A good sized reception room fitted with laminate flooring and having a bay window with downlighting which overlooks the front of the property.
This room also has a feature fireplace with ornate wood surround, tiled inset and a gas fire sat on a tiled hearth.
Two alcoves with fitted base units and glass shelving.

Dining Room

12'6" x 12'0" (3.82 x 3.67)
A good sized front facing reception room having an open balustrade staircase which rises to the First Floor accommodation.

Bathroom

9'1" x 6'9" (2.77 x 2.06)
Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.
Built-in floor to ceiling storage cupboard which houses the gas boiler
Vinyl flooring.

Bedroom Three

13'2" x 12'1" (4.02 x 3.70)
A good sized double bedroom having a window looking into the conservatory.
This room also has a built-in floor to ceiling storage cupboard and a range of built-in furniture to include wardrobes, overhead storage units and vanity area with shelving and two sets of drawers.

Breakfast Kitchen

16'2" x 10'4" (4.94 x 3.16)
A spacious dual aspect kitchen, being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces and upstands, including a breakfast bar.
Double drainer stainless steel sink.
Integrated appliances to include an electric eye level double oven and hob with extractor hood over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.

Tiled floor.

A door from here gives access to a ...

Hallway

Having a tiled floor and a built-in storage cupboard. An open archway leads through into the ...

Conservatory

26'4" x 15'2" (8.04 x 4.63)
Spanning the full width of the property and having a tiled floor, a door to each side and French doors opening onto the rear of the property.
The conservatory also has a range of base units with worktop over, including an inset sink with mixer tap.
Space and plumbing is provided for a washing machine.
Tiled floor.

On the First Floor

Landing

Having a Velux window and a built-in storage cupboard.

Bedroom One

14'3" x 13'2" (4.36 x 4.02)
A good sized double bedroom with timber framed double glazed Velux window and having a room heater.
This room has a range of built-in storage, as well as fitted base and drawer units with work surface over.

Bedroom Two

12'6" x 9'6" (3.82 x 2.91)
A good sized single/small double bedroom having a timber framed double glazed Velux window and having a room heater.
This room also has a fitted double wardrobe with overhead storage and fitted base and drawer units with work surface over.

Shower Room

7'3" x 6'8" (2.21 x 2.04)
Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin set within a tiled counter top and having a vanity unit below, and a low flush WC.
Tiled floor.

Outside

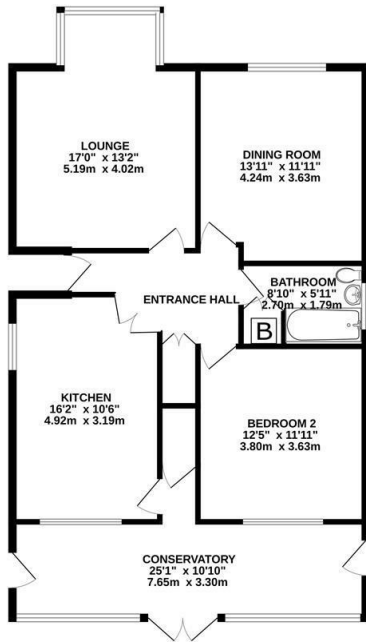
The property sits on a most generous plot, having a concrete driveway leading up to a Detached Single Garage and ample off street parking/caravan standing. There is also a lawned front garden with hedged boundaries. A set of steps lead up to a paved and gravelled seating area.

A path leads down the side of the property to the enclosed west facing rear garden which comprises of a paved patio with steps leading up to a substantial lawn with planted beds and borders, trees and a gravelled path.

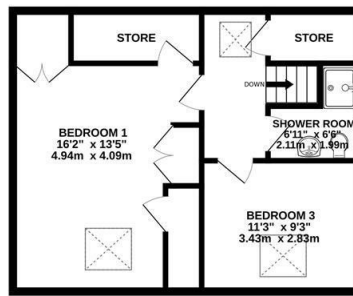
There are also some purposes built sheds which provide useful storage and a greenhouse.



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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, gas fire, 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		
(81-91) B		
(69-80) C		
(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	

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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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