



30 Little Morton Road,
North Wingfield, S42 5HN

£290,000

W
WILKINS VARDY

£290,000

DETACHED FAMILY HOME WITH POTENTIAL FOR ENHANCEMENTS/IMPROVEMENTS - TWO KITCHENS - THREE BEDROOMS - WELL KEPT GARDENS

Offered for sale with no upward chain is this well presented three bedroom detached family home, set back from the road and offering spacious, neutrally decorated accommodation throughout which would benefit from some cosmetic improvement. The property features a generous dual aspect reception room, a useful small kitchen area with storage, and a well appointed fitted main kitchen with a range of integrated appliances, spaces for integrated appliances, and casual dining. Further accommodation includes a ground floor WC, three bedrooms and a modern shower room. Externally, there is an integral garage and driveway parking, together with lawned gardens to both the front and rear.

Little Morton Road is a desirable residential area, on the edge of North Wingfield but within easy access to a range of good local amenities. There are also excellent transport links into Clay Cross, Chesterfield and towards the M1 Motorway.

- WELL APPOINTED DETACHED FAMILY HOME
- SPACIOUS DUAL ASPECT LIVING ROOM
- SMALL KITCHEN WITH PLENTY OF STORAGE
- GENEROUS FITTED KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- GROUND FLOOR WC & FIRST FLOOR SHOWER ROOM/WC
- THREE BEDROOMS
- INTEGRAL GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- EPC RATING: TBC

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 117.4 sq.m./1263 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed front entrance door with matching glazed side panels opens into a ...

Entrance Hall

Having a built-in under stair storage cupboard and a separate storage cupboard.

A staircase rises to the First Floor accommodation.

Lounge/Diner

22'4 x 12'0 (6.81m x 3.66m)

A spacious dual aspect reception room, the lounge area having a feature fireplace with wood surround, tiled inset and hearth, and an inset fire.

Small Kitchen

9'4 x 8'0 (2.84m x 2.44m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset ceramic oval sink with mixer tap.

Laminate flooring.

Doors from here give access to the entrance hall, kitchen and lounge/diner.

Kitchen

23'8 x 10'10 (7.21m x 3.30m)

A generous dual aspect kitchen, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap and filtered water tap.

Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a tumble dryer.

Integrated appliances to include a fridge/freezer, electric double oven and 4-ring gas hob with stainless steel extractor hood over.

Laminate flooring.

A door giving access to WC, rear garden/patio area and a door for integral garage.

WC

Fitted with laminate flooring and having a low flush WC.

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder.

Bedroom One

12'0 x 11'1 (3.66m x 3.38m)

A good sized front facing double bedroom having a range of fitted wardrobes with sliding doors.

Bedroom Two

12'0 x 8'11 (3.66m x 2.72m)

A good sized rear facing double bedroom.

Bedroom Three

8'0 x 6'9 (2.44m x 2.06m)

A front facing single bedroom, currently used as an office.

Shower Room

6'5 x 6'1 (1.96m x 1.85m)

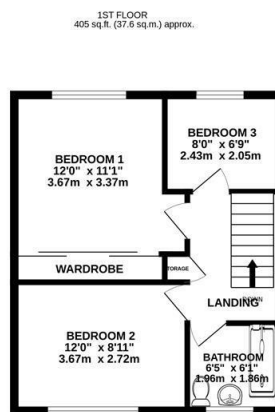
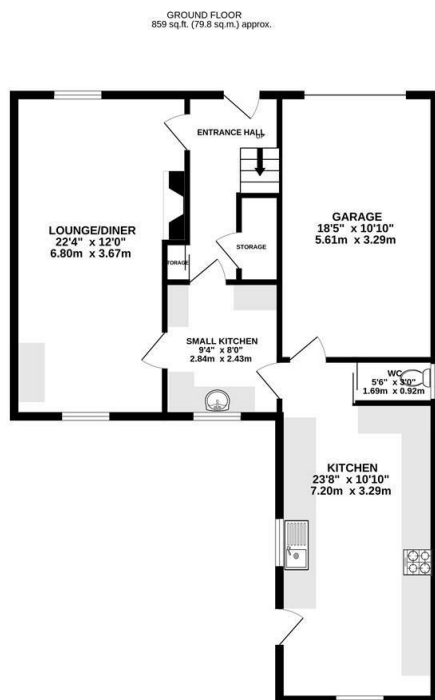
Being part tiled and fitted with a 3-piece suite comprising a walk-in shower enclosure with waterproof full splashback, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Outside

Set back from the road, the property has a tarmac driveway providing off street parking for several vehicles, leading to an Integral Garage. There is also a good sized lawned garden with mature tree.

A paved path gives access down the side of the property and to the enclosed rear garden where there is a good sized paved patio and a lawn with paved pathways to either side, and a raised planted side border. At the top of the garden there is a hardstanding area for a garden shed and a deck area.





TOTAL FLOOR AREA: 1263 sq.ft. (117.4 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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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

Environmental Impact (CO ₂) 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, living room fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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