61 Windsor Drive,
Wingerworth, S42 6TQ

£270,000

WILKINS VARDY

£270,000

BAY FRONTED SEMI - THREE BEDS - MODERN KITCHEN - POPULAR LOCATION

A well appointed and neutrally decorated bay fronted semi detached house, ideally situated within this popular residential area. Offering approximately 896 sq. ft. of well proportioned accommodation, the property comprises a generous dual aspect reception room, modern hi-gloss fitted kitchen, three bedrooms, the master bedroom benefiting from built-in wardrobes, and a family bathroom.

Externally, the property is complemented by mature front and rear gardens, together with a detached garage and useful off street parking.

Windsor Drive is located just a short distance from the local amenities anf The Avenue Country Park, as well as being readily accessible for transport links towads Chesterfield Town Centre and Clay Cross.

- BAY FRONTED SEMI DETACHED HOUSE
- MODERN HI-GLOSS FITTED KITCHEN
- FAMILY BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR
- GENEROUS DUAL ASPECT RECEPTION ROOM
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed widows and doors
Gross internal floor area - 83.2 sq.m./896 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Lounge/Diner

24'11 x 12'4 (7.59m x 3.76m)
A generous dual aspect reception room with bay window overlooking the front of the property and French doors opening onto the rear garden.
This room is fitted with laminate flooring and has a feature fireplace with inset living flame coal effect gas fire.
An opening leads through into the ...

Kitchen

10'0 x 9'10 (3.05m x 3.00m)
Fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge, eye level electric oven and grill, and hob with glass splashback and extractor hood over.
Space and plumbing is provided for a washing machine.
Tiled floor and downlighting.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

13'11 x 8'11 (4.24m x 2.72m)
A good sized bay fronted double bedroom having a range of built-in wardrobes with sliding doors along one wall.

Bedroom Two

11'0 x 10'10 (3.35m x 3.30m)
A good sized rear facing double bedroom.

Bedroom Three

10'0 x 7'6 (3.05m x 2.29m)
A front facing single bedroom having a built-in over stair storage cupboard.

Family Bathroom

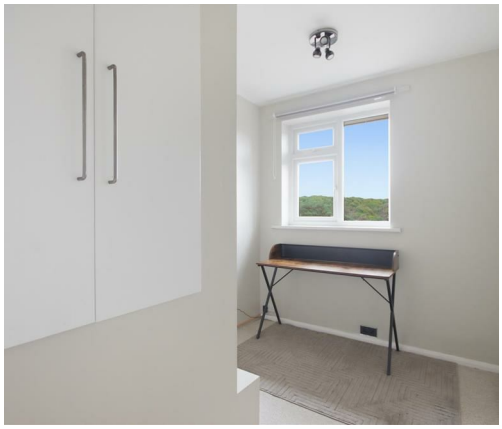
9'10 x 7'6 (3.00m x 2.29m)
Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with enclsoed shower area and mixer shower, semi recessed hand wash basin with storage below and to the side, and a concealed cistern WC.
Built-in airing cupboard housing the gas boiler.
Tiled floor and downlighting.

Outside

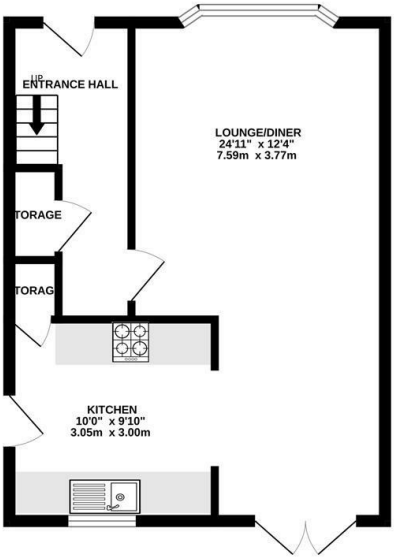
There is a lawned front garden, alongside a block paved driveway providing off street parking.

The block paving continues down the side of the property to the rear, where there is restricted access to a Detached Single Garage.

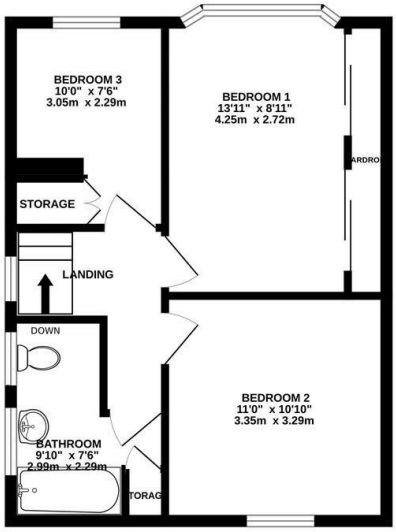
The enclosed rear garden comprises a paved patio and lawn with planted side borders, together with a garden shed.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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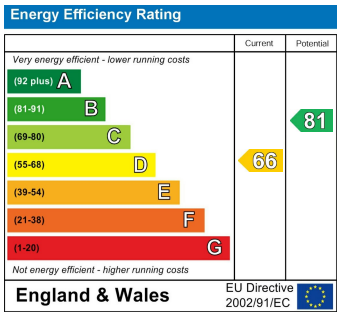
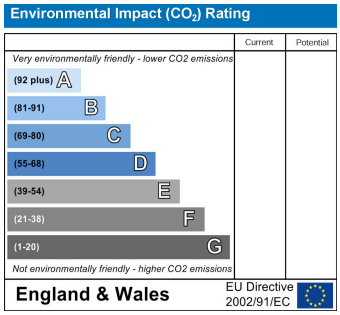




VIEWINGS

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.

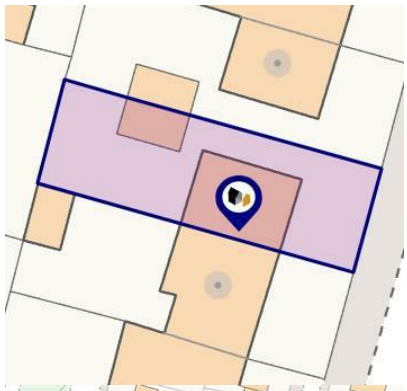
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



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