



5 Cromford Close,
North Wingfield, S42 5NJ

OFFERS IN THE REGION OF

£179,950

W

WILKINS VARDY

£179,950

SEMI DETACHED BUNGALOW - CUL-DE-SAC POSITION - NO UPWARD CHAIN - LOW MAINTENANCE GARDENS

Offered for sale with no upward chain, is this delightful semi detached bungalow which offers a perfect blend of comfort and convenience. With a well thought out layout spanning approximately 619 square feet, this property is ideal for those seeking a manageable living space.

The bungalow features a good sized living room, a fitted kitchen with integrated appliances, two double bedrooms and a shower room/WC. Outside, there is driveway parking and low maintenance gardens to the front and rear.

Situated in North Wingfield, the bungalow benefits from a tranquil setting while still being within easy reach of local amenities and transport links, making it an excellent choice for a variety of buyers.

- Delightful Semi Detached Bungalow in Cul-de-Sac Position
- Side Entrance Porch/Utility
- Good Sized Living Room
- Two Double Bedrooms
- EPC Rating: D
- NO UPWARD CHAIN
- Fitted Kitchen with Integrated Appliances
- Shower Room
- Ample Off Street Parking & Low Maintenance Gardens

General

Gas central heating (Worcester Greenstar Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 57.5 sq.m./619 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed door opens into a ...

Side Entrance Porch/Utility

Having space and plumbing for a washing machine, and space for a tumble dryer and fridge.

Kitchen

18'4 x 10'4 (5.59m x 3.15m)

Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, fridge, freezer, electric oven and 4-ring gas hob with concealed extractor over.

Tiled floor and spotlights to the ceiling.

Living Room

14'0 x 11'6 (4.27m x 3.51m)

A good sized reception room having a wall mounted electric fire.

A uPVC double glazed door gives access onto the rear of the property.

Inner Hall

Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi pedestal wash hand basin and a low flush WC.

Vinyl flooring and spotlights to the ceiling.

Bedroom One

12'2 x 11'6 (3.71m x 3.51m)

A good sized front facing double having a range of built-in wardrobes along one wall.

Bedroom Two

10'4 x 7'10 (3.15m x 2.39m)

A front facing double bedroom, currently used as a dining room.

Outside

To the front of the property there is a paved driveway providing ample off street parking, alongside a low maintenance decorative gravelled garden.

To the rear of the property there is an enclosed, low maintenance paved

garden with decorative gravel beds. There is also a garden shed.

A gate at the rear gives access to a public footpath.

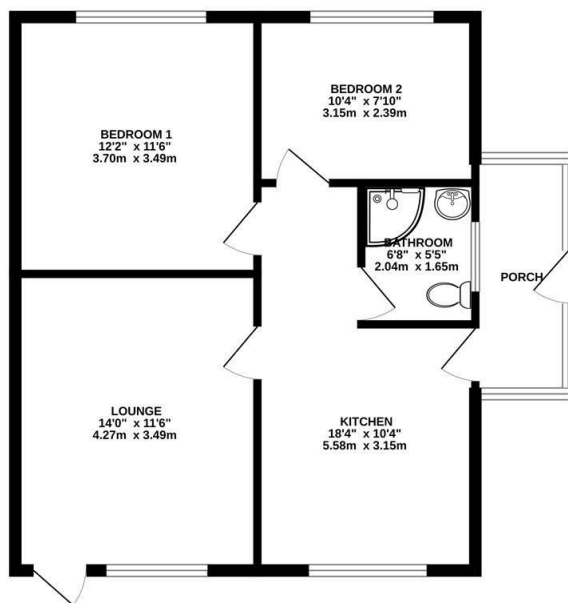


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metagen 12/15

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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

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agent
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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.

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, electric 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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