



15 Parkland Drive,  
Wingerworth, S42 6UU

OFFERS AROUND

£220,000

W  
WILKINS VARDY

## OFFERS AROUND

# £220,000

NO CHAIN

THREE BED SEMI - WELL APPOINTED ACCOMMODATION (SEE UPDATED FLOOR PLAN) - GARAGE & DRIVEWAY

This attractive semi detached house offers a perfect blend of comfort and convenience. Spanning an inviting 769 square feet, the property features two good sized reception rooms, and a dual aspect galley kitchen with integrated cooking appliances. The home also features three bedrooms and a modern family bathroom. Outside, there are mature gardens to the front and rear, a detached single garage and driveway parking.

Located just off Hockley Lane, Parkland Drive is a desirable address with a range of amenities nearby and close proximity to open countryside. The property is also conveniently located for routes towards the Town Centre and for the Peak District National Park.

This semi detached house is a wonderful opportunity for anyone seeking a comfortable home in a sought after area. Don't miss your chance to make it your own.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- DUAL ASPECT KITCHEN WITH INTEGRATED COOKING APPLIANCES
- MODERN FAMILY BATHROOM
- MATURE LAWNED GARDENS TO THE FRONT & REAR
- TWO GOOD SIZED RECEPTION ROOMS
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: TBC

### General

Gas central heating (Vaillant Ecotec Pro 28 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 71.5 sq.m./769 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

### On the Ground Floor

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

### Entrance Hall

Fitted with laminate flooring and having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

### Kitchen

10'9 x 7'5 (3.28m x 2.26m)

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

Inset 1½ bowl single drainer sink with pull out hose spray mixer tap.

Integrated appliances to include an electric oven and a 4-ring gas hob with extractor canopy over.

Space and plumbing is provided for a washing machine and a dishwasher and there is also space for an under counter fridge.

Laminate flooring.

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

### Dining Room

10'9 x 8'10 (3.28m x 2.69m)

A good sized reception room fitted with laminate flooring. A uPVC double glazed door gives access onto the rear of the property.

An opening leads through into the ...

### Living Room

12'11 x 10'3 (3.94m x 3.12m)

A good sized front facing reception room fitted with laminate flooring.

### On the First Floor

### Landing

### Bedroom One

12'11 x 9'8 (3.94m x 2.95m)

A good sized front facing double bedroom.

### Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

A rear facing double bedroom fitted with laminate flooring, and having a built-in storage cupboard.

### Bedroom Three

9'10 x 6'8 (3.00m x 2.03m)

A front facing single bedroom.

### Family Bathroom

7'2 x 6'8 (2.18m x 2.03m)

Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage below, and a concealed cistern WC. Tiled floor.

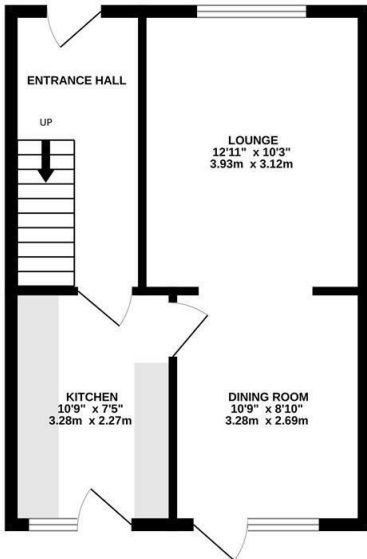
### Outside

To the front of the property there is a lawned garden, alongside a concrete driveway which provides ample off street parking and leads to a Detached Single Garage having light and power.

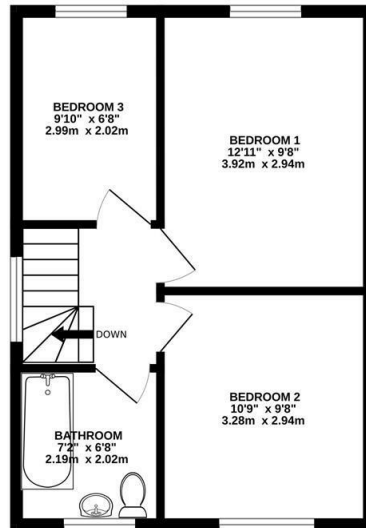
The enclosed rear garden comprises of a small concrete seating area. with steps up to a tiered lawn. At the top of the garden there is a paved patio area.



**GROUND FLOOR**  
385 sq.ft. (35.7 sq.m.) approx.



**1ST FLOOR**  
385 sq.ft. (35.7 sq.m.) approx.



**TOTAL FLOOR AREA:** 769 sq.ft. (71.5 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

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agent  
network

**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, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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