



47 Nottingham Drive,
Wingerworth, S42 6WD

OFFERS IN EXCESS OF

£260,000

W
WILKINS VARDY

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WELL APPOINTED DETACHED FAMILY HOME - RE-FITTED KITCHEN & BATHROOM - ATTACHED GARAGE

This delightful bay fronted detached family home on Nottingham Drive offers a perfect blend of comfort and convenience. The property, which offers stylish and well presented accommodation, comprises a good sized living room with log burning stove and a re-fitted dining kitchen with integrated cooking appliances. There are also three cosy bedrooms and a re-fitted bathroom. Outside, you can find a tarmac driveway and an attached single garage, together with an enclosed south west facing rear garden.

Well placed for nearby schools and amenities in Wingerworth, the property is just a short distance from The Avenue Country Park, and is readily accessible for routes towards Clay Cross and into Chesterfield Town Centre.

This detached house is sure to attract interest. Do not miss the chance to make this charming home your own.

- Well Appointed Detached Family Home
- Good Sized Bay Fronted Living Room
- Modern Dining Kitchen with Integrated Cooking Appliances
- Cloaks/WC
- Three Good Sized Bedrooms
- Modern Re-Fitted Family Bathroom
- Attached Garage & Driveway
- Enclosed South West Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar RI Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 92.8 sq.m./999 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having an under stair storage area. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush.
Laminate flooring.

Living Room

16'0 x 11'0 (4.88m x 3.35m)
A good sized reception room with box bay window overlooking the front of the property.
This room is fitted with laminate flooring and has a feature fireplace with log burner sat on a slate hearth.

Dining Kitchen

17'0 x 8'7 (5.18m x 2.62m)
Being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with pull out hose spray mixer tap.
Integrated appliances to include an electric oven and induction hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for an American style fridge/freezer.
Laminate flooring and downlighting.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard, and loft access hatch.

Master Bedroom

11'8 x 10'3 (3.56m x 3.12m)
A good sized rear facing double bedroom, having a range of built-in wardrobes with sliding doors.

Bedroom Two

12'11 x 10'3 (3.94m x 3.12m)
A good sized front facing double bedroom, having two built-in double wardrobes.

Bedroom Three

10'1 x 6'9 (3.07m x 2.06m)
A front facing single bedroom having a built-in double wardrobe.

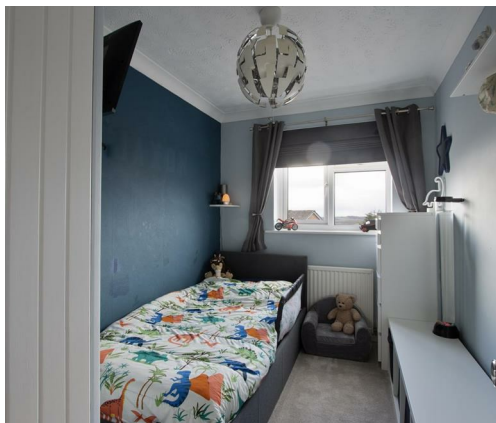
Re-Fitted Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

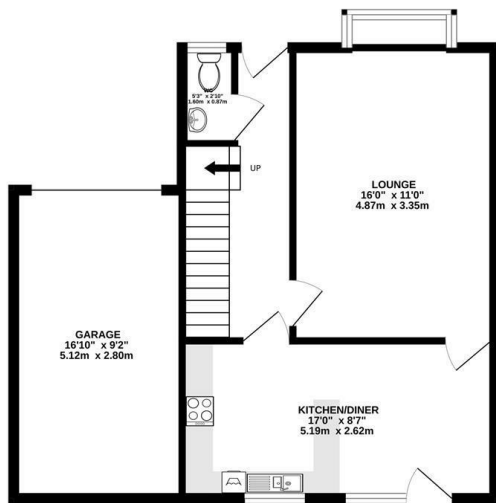
Outside

To the front of the property there is a tarmac driveway which provides off street parking and leads to an Attached Single Garage, which has an electric roller shutter door, light, power and rear uPVC personnel door.

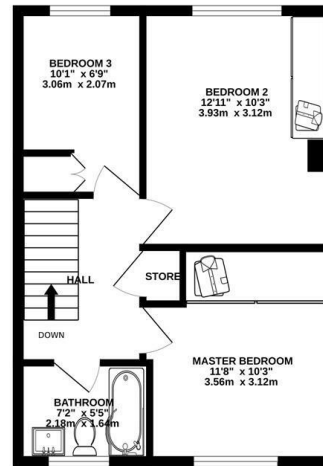
The enclosed south west facing rear garden comprises of a paved patio with two steps up to a lawn and a large wooden framed outbuilding. There are log storage areas.



GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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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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, log burner, 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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