93 Elvaston Road,
North Wingfield, S42 5HH

OFFERS AROUND

£239,950

WILKINS VARDY

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WELL PRESENTED DETACHED BUNGALOW - TWO BEDS - MODERN SHOWER ROOM - NO CHAIN

Offered for sale with no chain is this delightful detached bungalow which offers 780 sq. ft. of well proportioned and neutrally presented accommodation. The property features a generous reception room and a fitted kitchen with integrated cooking appliances. The bungalow also boasts two double bedrooms, the master bedroom having fitted storage and access into the conservatory extension which overlooks and has French doors onto the rear garden. The shower room is thoughtfully designed, ensuring both functionality and comfort. Outside, there is ample off street parking and a detached single garage, together with mature gardens to the front and rear.

Located in an established residential neighbourhood, the property is well placed for local amenities in North Wingfield and is readily accessible for transport links towards, Clay Cross and Chesterfield.

Whether you are a first-time buyer, a small family, or downsizer, this property is sure to impress with its practical layout and inviting atmosphere. Do not miss the chance to make this charming bungalow your new home.

- WELL APPOINTED DETACHED BUNGALOW
- GOOD SIZED LIVNG ROOM
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- MODERN SHOWER ROOM/WC
- TWO DOUBLE BEDROOMS, ONE WITH FITTED STORAGE
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- DETACHED GARAGE & DRIVEWAY PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: C

General

Gas central heating
uPVC sealed unit double glazed windows
Gross internal floor area - 72.5 sq.m./780 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A side entrance door opens into an ...

'L' Shaped Entrance Hall

With loft access hatch.

Bedroom Two

10'0 x 8'10 (3.05m x 2.69m)
A front facing double bedroom.

Living Room

18'3 x 12'0 (5.56m x 3.66m)
A generous front facing reception room having a feature fireplace with inset coal effect electric fire.

Shower Room

8'6" x 5'2" (2.60m x 1.60)
Being fully tiled and fitted with a modern 3-peice suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below and to the side, and a concealed cistern WC.
Tiled floor and downlighting.

Kitchen

10'0 x 9'10 (3.05m x 3.00m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and hob with extractor over.
A base unit houses plumbing for a washing machine.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property.

Bedroom One

13'0 x 11'11 (3.96m x 3.63m)
A good sized rear facing double bedroom having a range of fitted wardrobes. A uPVC double glazed door gives access into the ...

Brick/uPVC Double Glazed Conservatory

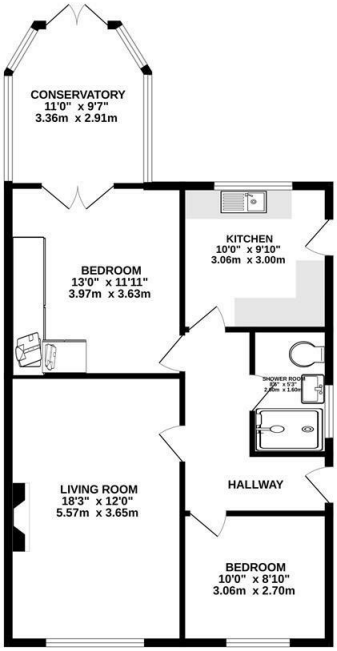
11'0 x 9'7 (3.35m x 2.92m)
A lovely conservatory extension having vinyl flooring and French doors which overlook and open onto the rear garden.

Outside

To the front of the property there is a decorative pebble garden interspersed with shrubs. Alongside, there is a driveway providing ample off street parking, leading to a Detached Single Garage having an 'up and over' door and uPVC rear personnel door.

To the rear of the property there is a paved seating area and lawn with mature planted side borders. An area behind the garage provides space suitable for a garden shed.

GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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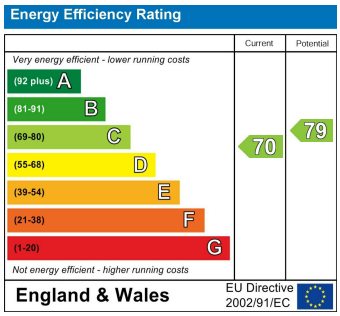

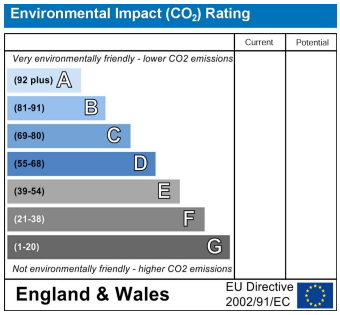

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VIEWINGS

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, electric 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.

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

wilkins-vardy.co.uk