



139 North Wingfield Road,
Grassmoor, S42 5EB

£200,000

W
WILKINS VARDY

£200,000

EXTENDED SEMI ON GENEROUS PLOT - THREE BEDS - TWO BATHROOMS - NO CHAIN

Set back from the road is this delightful semi detached house which has been extended to the front and rear and provides an impressive 1,047 square feet of accommodation. The property boasts a spacious 22 Ft. long living room and a good sized 'L' shaped dining kitchen. There are also two bathrooms, one located on each floor and three comfortable bedrooms. Outside, a driveway provides ample off street parking and leads to a tandem garage. There are also mature gardens to the front and rear, the rear backing onto fields.

Located in Grassmoor, residents can enjoy a range of local amenities, including shops, schools, and parks, all within easy reach. The property is also well connected to Chesterfield and surrounding areas, making it an excellent choice for commuters.

In summary, this semi detached house on North Wingfield Road presents a wonderful opportunity for those seeking a spacious family home in a popular location. With its generous living space, and convenient parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

- EXTENDED SEMI DETACHED HOUSE ON GENEROUS PLOT
- SPACIOUS 22FT LONG LIVING ROOM
- 'L' SHAPED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- GRUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- ATTRACTIVE MATURE GARDENS TO THE FRONT AND REAR
- TANDEM GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN
- EPC RATING: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 97.3 sq.m./1047 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed side entrance door opens into a ...

Entrance Hall

Having a built-in cupboard.

Shower Room

8'4 x 3'11 (2.54m x 1.19m)
Having waterproof boarding to the walls, and fitted with a 3-piece suite comprising of a walk-in shower enclosure with an electric shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Laminate flooring.,

Inner Hall

With staircase rising to the First Floor accommodation.

Living Room

22'1 x 11'11 (6.73m x 3.63m)
A spacious front facing reception room fitted with solid oak flooring and having a feature stone fireplace with tiled inset and hearth. There is also an obscure glazed arch window with stone surround.

'L' Shaped Kitchen/Diner

17'1 x 16'1 (5.21m x 4.90m)
Being part tiled/part wood panelled, 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 slimline dishwasher, fridge, electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in under stair store cupboard.
There is a feature stone wall with an obscure glazed window and niche suitable for an electric fire.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

11'11 x 11'1 (3.63m x 3.38m)
A good sized front facing double bedroom having a range of built-in wardrobes with sliding doors along one wall.

Bedroom Two

11'11 x 11'0 (3.63m x 3.35m)
A good sized rear facing double bedroom.

Bedroom Three

7'10 x 7'0 (2.39m x 2.13m)
A single bedroom with side facing window.

Family Bathroom

7'10 x 5'5 (2.39m x 1.65m)
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath, wash hand basin inset within a worktop with vanity unit below, and a concealed cistern WC.
Tiled floor.

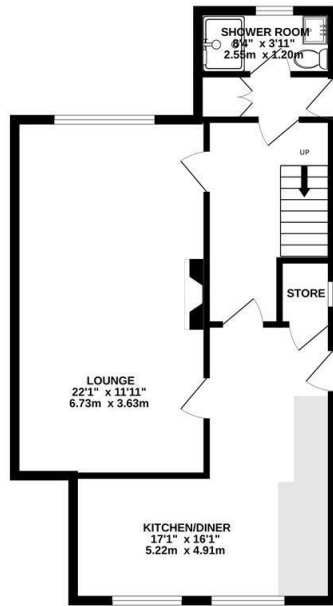
Outside

To the front of the property there is concrete driveway providing ample off street parking for several vehicles, with restricted access to a Tandem Garage having an 'up and over' door and uPVC rear personnel door. There is also a low maintenance garden with central slate bed, decorative pebble surrounds and borders of mature plants and shrubs.

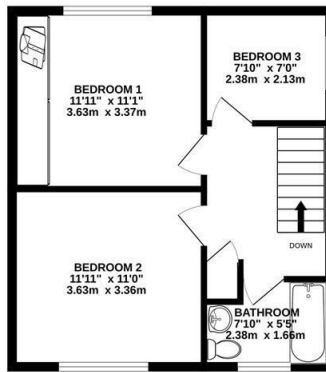
To the rear of the property there is a an attractive garden comprising of a paved patio and low maintenance decorative pebble beds interspersed with mature plants, shrubs and trees and having a central stone paved path.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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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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