



19 Milford Close,  
Wingerworth, S42 6UG

OFFERS IN THE REGION OF

£245,000

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WILKINS VARDY

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THREE STOREY END TOWN HOUSE - THREE BEDS - TWO BATHROOMS - LOW MAINTENANCE REAR GARDEN

Built in 2020 and benefitting from the remaining term of a 10 Year New Build Guarantee, is this stylish end town house which boasts a generous 1102 sq.ft. of well presented accommodation over three floors. Upon entering, you are welcomed into a good sized open plan kitchen/diner which has a range of integrated appliances, as well as a cloaks/WC off. A spacious reception room provides a perfect setting for relaxation or entertaining guests. The house also features three well proportioned bedrooms and two bathrooms, catering to the needs of a busy household. A driveway providing off street parking and an enclosed low maintenance rear garden with summer house/bar complete the property.

Occupying a cul-de-sac position in the poplar village of Wingerworth, residents can enjoy the beauty of the surrounding countryside, as well as the convenience of local shops, schools, and transport links towards Clay Cross and Chesterfield Town Centre.

Do not miss the chance to make this lovely property your own.

- Stylish Three Storey Town House built in 2020
- Ground Floor Cloaks/WC
- Open Plan Kitchen/Diner with Integrated Appliances
- Good Sized Living Room with French doors opening onto the Rear Garden
- Three Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Street Parking & Enclosed Low Maintenance Rear Garden
- Cul-de-Sac Position
- EPC Rating: B

## General

Gas central heating (Ideal Logic Combi Boiler)  
Sealed unit double glazed windows and doors  
Gross internal floor area - 102.4 sq.m./1102 sq.ft.  
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 a built-in cupboard housing the consumer unit. A staircase rises to the First Floor accommodation.

## Open Plan Kitchen/Diner

17'2 x 10'6 (5.23m x 3.20m)  
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with under unit lighting, complementary work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge/freezer, washing machine, dishwasher, electric oven and 4-ring gas hob with stainless steel splashback and concealed extractor over.  
Vinyl flooring.  
Doors from this room give access to a Cloaks/WC and the Living Room.

## Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising of a low flush WC and a corner pedestal wash basin with tiled splashback.

## Living Room

13'11 x 11'4 (4.24m x 3.45m)  
A good sized reception room, spanning the full width of the property and having uPVC double glazed French doors which overlook and open onto the rear garden.

## On the First Floor

## Landing

Having a door to an inner hall and stairs which rise up to the Second Floor accommodation.

## Bedroom Two

13'10 x 11'5 (4.22m x 3.48m)  
A good sized rear facing double bedroom, spanning the full width of the property and having a built-in storage cupboard.

## Bedroom Three

10'9 x 7'1 (3.28m x 2.16m)  
A good sized front facing single/small double bedroom.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## On the Second Floor

## Master Bedroom

210 x 13'11 (64.01m x 4.24m)  
A spacious dual aspect double bedroom having fitted wardrobes with matching drawer units. A door gives access into an ...

## En Suite Shower Room

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

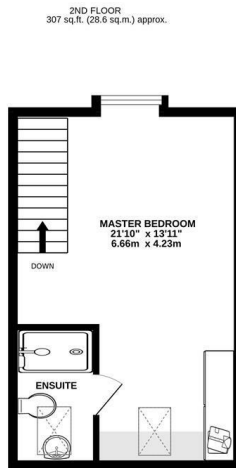
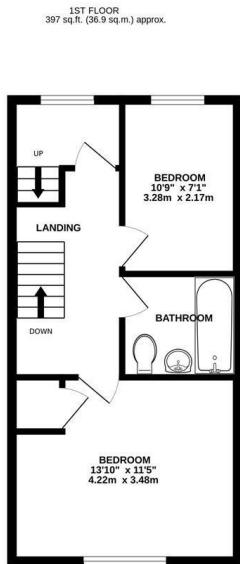
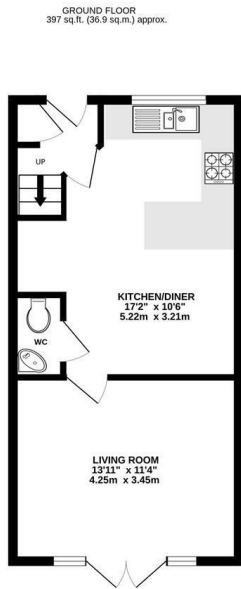
## Outside

A tarmac driveway to the front of the property provides off street parking.

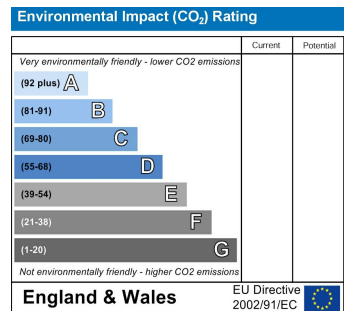
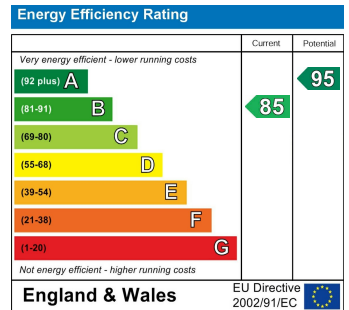
A path gives access down the side of the property to the enclosed south west facing rear garden, which includes a paved seating area, artificial lawn and a paved patio. There is an summerhouse/bar which has uPVC double glazed French doors, light and power. A hardstanding area is also provided for a garden shed.







TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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## 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 units, 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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