



10 Elton Close,  
North Wingfield, S42 5HQ

£349,950

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WILKINS VARDY

# £349,950

SUPERB DETACHED FAMILY HOME - WELL APPOINTED ACCOMMODATION - CORNER PLOT

Occupying a corner plot towards the head of a cul-de-sac is this delightful detached family home which offers a perfect blend of comfort and space. With four well proportioned bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property also boasts two modern bathrooms and a cloaks/WC, ensuring convenience for busy mornings and family life.

The heart of the home features two inviting reception rooms, providing versatile spaces for relaxation, entertaining guests, or enjoying family gatherings. There is also a modern fitted kitchen with breakfast room off, and a separate utility room. Outside, the property benefits from an integral garage and driveway parking, together with attractive mature gardens to the front and rear.

The surrounding area is family friendly, with local amenities and schools within easy reach, and commuter links towards Chesterfield, Clay Cross and the M1 Motorway readily accessible.

Don't miss the chance to view this exceptional home.

- SUPERB DETACHED FAMILY HOME ON CORNER PLOT
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH BREAKFAST ROOM OFF
- SEPARATE UTILITY ROOM
- FOUR GOOD SIZED BEDROOMS
- MASTER BEDROOM SUITE WITH DRESSING ROOM & EN SUITE BATHROOM
- 4-PIECE FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- ATTRACTIVE ENCLOSED SOUTH EAST FACING REAR GARDEN
- EPC RATING: D

## General

Gas central heating (Baxi Combi Boiler)  
Mahogany effect uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 129.4 sq.m./1393 sq.ft.  
Council Tax band - D  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

Fitted with Karndean flooring. A staircase rises to the First Floor accommodation.

## Cloaks/WC

Being part tiled and fitted with a modern white 2-piece suite comprising of a recessed wash hand basin with storage below, and a concealed cistern WC.  
Karndean flooring.

## Living Room

17'3 x 14'8 (5.26m x 4.47m)  
A spacious front facing reception room fitted with laminate flooring and having a feature fireplace with wood lintel and remote controlled gas stove sat on a marble hearth.  
French doors gives access into the ...

## Dining Room

11'10 x 9'3 (3.61m x 2.82m)  
A good sized reception room fitted with laminate flooring. uPVC double glazed French doors with full height bi-fold shutters overlook and open onto the rear of the property.

## Kitchen

11'10 x 8'3 (3.61m x 2.51m)  
Being part tiled and fitted with a range of modern white hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated Bosch appliances to include a dishwasher, electric double oven and induction hob with angled extractor over. There is also an integrated fridge/freezer.  
A door gives access to a useful built-in under stair store cupboard.  
Karndean flooring.  
An opening leads through into a ...

## Breakfast Room

8'11 x 6'4 (2.72m x 1.93m)  
Fitted with Karndean flooring and having a breakfast bar. A door from here gives access into a ...

## Utility Room

8'10 x 5'4 (2.69m x 1.63m)  
Being part tiled and fitted with a range of white hi-gloss wall and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
Karndean flooring.  
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 Suite

## Bedroom

12'2 x 8'11 (3.71m x 2.72m)  
A good sized front facing double bedroom having a fitted wardrobe.

## Dressing Room

6'10 x 6'3 (2.08m x 1.91m)  
Having a built-in double wardrobe. A door gives access into an ...

## En Suite Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a panelled bath, corner shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.  
Chrome heated towel rail.  
Downlighting and tiled floor with under floor heating.

## Bedroom Two

12'11 x 9'4 (3.94m x 2.84m)  
A good sized front facing double bedroom.

## Bedroom Three

9'2 x 9'2 (2.79m x 2.79m)  
A rear facing double bedroom having a built-in wardrobe.

## Bedroom Four

9'5 x 8'2 (2.87m x 2.49m)  
A front facing single bedroom, fitted with laminate flooring and having two built-in cupboards, one of which houses the gas boiler.

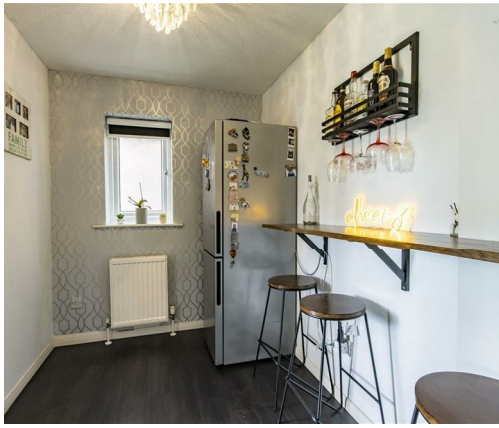
## Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a panelled bath, corner shower cubicle with an electric shower, wash hand basin with storage below, and a concealed cistern WC  
Chrome heated towel rail.  
Downlighting and tiled floor with under floor heating.

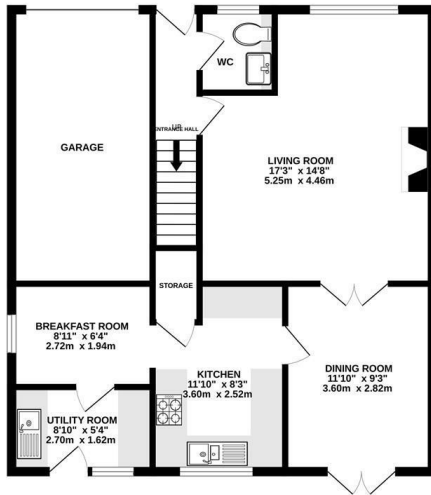
## Outside

To the front of the property there is a tarmac driveway providing off street parking and leading to the Integral Garage having light and power. The garden is laid to lawn with planted borders.

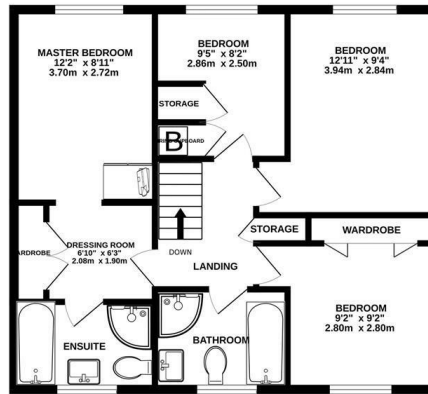
A path gives access down the side of the property to a gate which opens to the enclosed south east facing rear garden which comprises a part covered deck seating area and a lawn with side borders of mature plants and shrubs. There is also a hardstanding area suitable for a garden shed.



GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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| 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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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RICS



## 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 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.

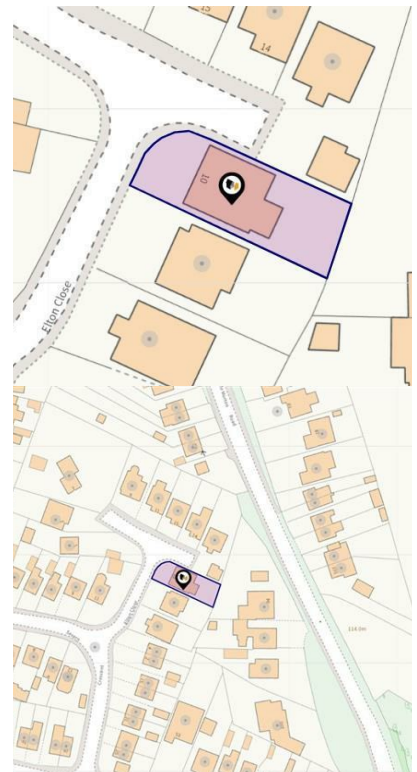
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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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