109 New Street,
North Wingfield, S42 5JP

£150,000

WILKINS VARDY

£150,000

BEAUTIFULLY REFURBISHED - SUPERB OPEN PLAN FAMILY KITCHEN - TWO GENEROUS BEDROOMS - SOUTH FACING GARDEN - NO CHAIN

A beautifully presented refurbished two-bedroom Victorian end-terraced home, offering stylish and move-in ready accommodation. This attractive property has been comprehensively updated, featuring a brand-new kitchen and modern bathroom. The interior includes two generously sized bedrooms, a bright and spacious lounge with a charming feature fireplace, and a stunning open-plan dining kitchen ideal for modern living. Externally, the property benefits from a good-sized south-facing garden complete with a shed. Offered for sale with no onward chain, this home is perfectly suited to a young family or couple seeking a character property with contemporary finishes.

- SUPERBLY REFURBISHED HOME
- TWO GOOD SIZED DOUBLE BEDROOMS
- FANTASTIC OPEN PLAN KITCHEN DINER
- CONTEMPORARY RE-FITTED KITCHEN AND BATHROOM
- DELIGHTFUL LOUNGE WITH FEATURE FIREPLACE
- REFURBISHED ORIGINAL PINE DOORS
- SOUHT FACING GARDEN WITH SHED
- READY FOR IMMEDIATE OCCUPATION WITH NO CHAIN
- VIEWING ADVISED

General
Gas central heating
Gross internal floor area - 768 sq ft (71.3 sq m)
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Open Plan Kitchen/Diner
23'4" x 12'0" (7.11m x 3.66m)

Re-fitted Kitchen
Comprising modern matt grey wall and base units with complimentary dark grey work surfaces and a tiled splashback.
1 1/2 bowl sink with mixer tap.
Integrated oven, electric hob and extractor fan, together with integrated fridge freezer.
Space and plumbing for a dishwasher or washing machine.
Herringbone style flooring.

Dining Room
Being open plan to the kitchen and having a large feature fireplace and herringbone flooring.

Lounge
12'0" x 11'2" (3.66m x 3.40m)
A delightful room having a feature fireplace.
Built-in storage housing the electric fuse board.

On the first floor

Landing

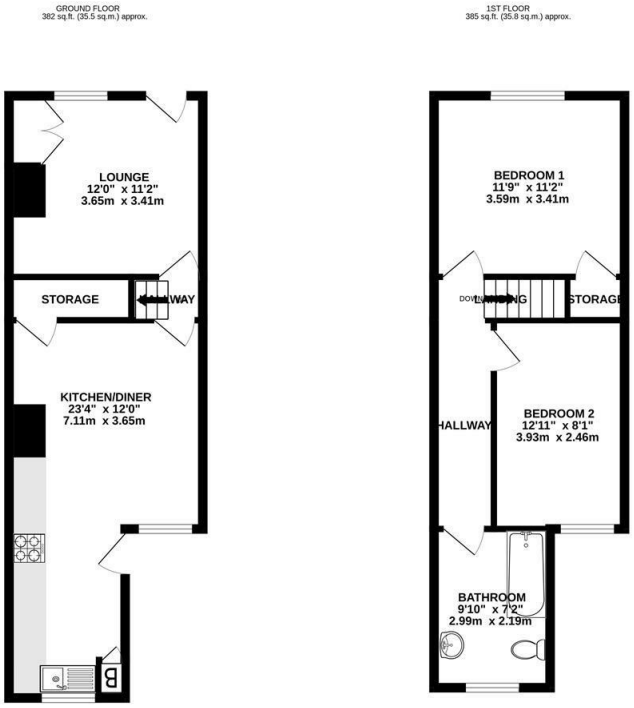
Bedroom One
11'9" x 11'2" (3.58m x 3.40m)
A good sized front facing double bedroom.
Electric sockets with USB ports.
Useful built in storage cupboard.

Bedroom Two
12'11" x 8'1" (3.94m x 2.46m)
A good sized rear facing double bedroom.
Electric sockets with USB ports.

Re-Fitted Bathroom
9'10" x 7'2" (3.00m x 2.18m)
Having a contemporary white three piece suite comprising a low flush WC, wash hand basin with vanity unit and panelled bath with shower screen, mixer tap and mixer shower over with rainfall head.
Laminate flooring.

Outside
To the front of the property there is a concrete path leading to the front door with a forecourt yard and brick wall.

To the rear a gate gives access to a south facing lawn having a side path which leads to a shed and further raised pebbled area.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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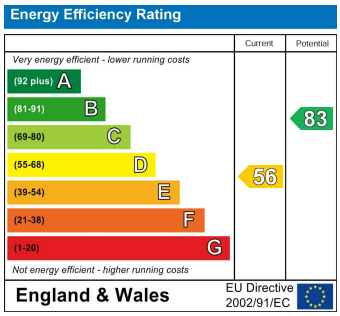

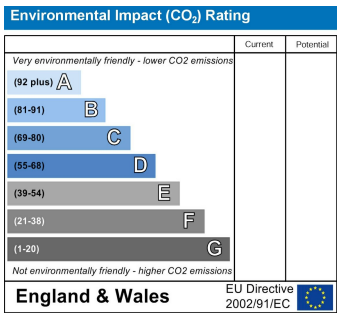

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VIEWINGS

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.

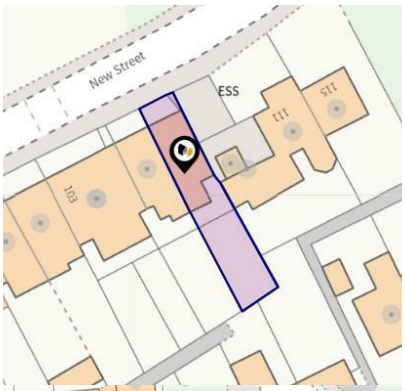
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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**

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