



64 Nethermoor Road,  
Wingerworth, S42 6LH

OFFERS IN THE REGION OF

£735,000

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WILKINS VARDY

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STUNNING EXECUTIVE FAMILY HOME - FIVE BEDS - THREE BATHROOMS - DOUBLE GARAGE - LANDSCAPED SOUTH FACING REAR GARDEN

Benefitting from the remaining term of a 10 Year Build Warranty, this impressive detached house, built in 2022, boasts two reception rooms, five bedrooms and three modern bathrooms, providing ample space for a growing family. One of the standout features of this property is the superb kitchen/dining/family room with bi-fold doors opening onto the attractive landscaped south facing rear garden. An integral double garage and ample off street parking completes the property.

The contemporary design of this house is sure to captivate those with a taste for modern living. The sleek architecture and well thought out layout offer a perfect blend of style and functionality, creating a comfortable and inviting atmosphere for residents to enjoy.

Occupying a head of cul-de-sac position on this development of five executive homes, the property is well placed for the local amenities in Wingerworth and for The Avenue Country Park, and ideally situated for transport links towards Clay Cross and Chesterfield.

- Executive Style Stone Built Detached Family Home
- Two Good Sized Reception Rooms
- Superb Open Plan Kitchen/Dining/Family Room
- Separate Utility Room & Cloaks/WC
- Five Good Sized Bedrooms, three of which have Fitted Storage
- Two Contemporary En Suite Shower Rooms & 4-Piece Family Bathroom
- Integral Double Garage & Ample Off Street Parking
- Attractive Landscaped South Facing Rear Garden backing onto Open Countryside
- Remaining Term of 10 Year Build Warranty
- EPC Rating: B

General

Gas central heating (Ideal System Boiler)  
Underfloor heating to the ground floor  
Sealed unit double glazed windows and doors  
Security alarm system  
Council Tax Band - F  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door with 'Ring' door bell opens into an ...

Impressive Entrance Hall

Having a tiled floor and a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a contemporary white 2-piece suite comprising a semi pedestal wash hand basin and a concealed cistern WC.  
Tiled floor and downlighting.

Living Room

20'3 x 12'3 (6.17m x 3.73m)  
A spacious bay fronted reception room.

Open Plan Kitchen/Dining/Family Room

Kitchen

16'3 x 12'6 (4.95m x 3.81m)  
Fitted with a range of shaker style wall, drawer and base units with LED plinth lighting, complementary quartz work surfaces and upstands, including a breakfast bar.  
Inset sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, microwave oven, electric double oven and induction hob with splashback and stainless steel extractor hood over.  
Roof lantern, tiled floor and downlighting.

Dining Area

24'1 x 10'5 (7.34m x 3.18m)  
A good sized dining area with the tiled floor continuing from the kitchen.  
A door from here gives access into the utility room.

Family Room

13'3 x 8'10 (4.04m x 2.69m)  
A good sized family room with roof lantern, tiled floor and downlighting. Bi-fold doors overlook and open onto the rear of the property.

Utility Room

10'10 x 5'5 (3.30m x 1.65m)  
Fitted with shaker style wall and base units with complementary quartz work surfaces and upstands.  
Inset sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
Built-in double cupboard housing the underfloor heating manifold.  
Tiled floor and downlighting.  
A uPVC double glazed door gives access onto the side of the property, and a further door opens to the integral garage.

Study

10'10 x 9'11 (3.30m x 3.02m)  
A versatile rear facing reception room.

On the First Floor

Landing

Having a sun tunnel, and loft access hatch.

Master Bedroom

18'6 x 16'6 (5.64m x 5.03m)  
A spacious bay fronted double bedroom having a range of fitted furniture to include wardrobes and drawer units. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a 3-piece white suite comprising a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.  
Tiled floor and downlighting.

Bedroom Two

15'2 x 13'2 (4.62m x 4.01m)  
A spacious bay fronted double bedroom having a built-in double wardrobe with sliding doors.  
A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a 3-piece white suite comprising a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin, and a concealed cistern WC.  
Tiled floor and downlighting.

Bedroom Three

11'5 x 10'6 (3.48m x 3.20m)  
A good sized rear facing double bedroom having a range of fitted wardrobes along one wall.

Bedroom Four

10'11 x 10'5 (3.33m x 3.18m)  
A rear facing double bedroom.

Bedroom Five

8'6 x 7'10 (2.59m x 2.39m)  
A rear facing single bedroom.

Family Bathroom

Being part tiled and fitted with a 4-piece white suite comprising a panelled bath, walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.  
Tiled floor and downlighting.

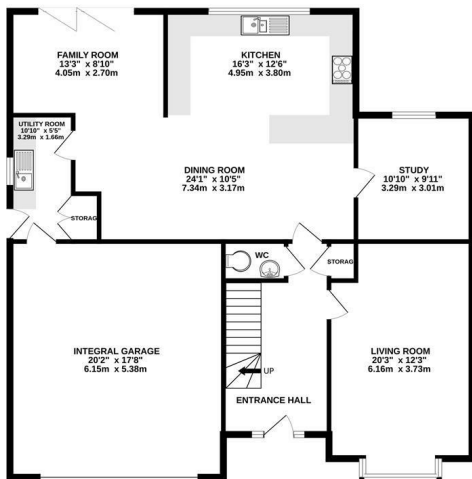
Outside

A block paved drive to the front of the property provides ample off street parking and leads to the Integral Double Garage having an electric door, light, power and rear personnel door. The front garden is laid to lawn.

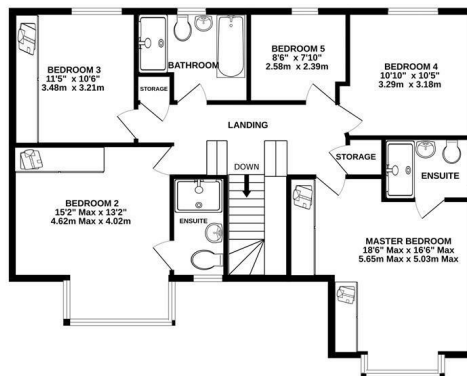
To the rear of the property there is an attractive, landscaped south facing garden which comprises a paved patio, part of which has a garden veranda with retractable roof, decorative pebble bed, and a good sized lawn with borders of mature plants and shrubs, External lighting and power points are provided.



GROUND FLOOR  
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR  
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2463 sq.ft. (228.8 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) <b>A</b>		91
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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, 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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