1 Florence Road,
Wingerworth, S42 6SW

OFFERS IN THE REGION OF

£315,000

WILKINS VARDY

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DETACHED BUNGALOW - TWO DOUBLE BEDS - MODERN SHOWER ROOM - DETACHED GARAGE

Offered for sale with no upward chain, this well appointed detached bungalow provides spacious and neutrally presented accommodation, ideal for a range of buyers.

The property features a generous dual aspect living room, creating a bright and welcoming space, together with a modern kitchen and shower room. There are two well proportioned double bedrooms, one of which benefits from direct access via a door opening onto the rear decking, providing an attractive connection to the garden. Externally, the property offers excellent parking facilities, including a garage, car port, and driveway parking. The enclosed rear garden is designed for ease of maintenance and enjoyment, with a lawn and a raised decked seating area with a large insulated summerhouse.

An excellent opportunity to acquire a well presented bungalow in a sought after setting, early viewing is highly recommended.

- WELL APPOINTED DETACHED BUNGALOW
- SPACIOUS DUAL ASPECT LIVNG ROOM
- GOOD SIZED KITCHEN WITH MODERN UNITS
- MODERN, FULLY TILED SHOWER ROOM
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING, CAR PORT & DETACHED GARAGE
- ENCLOSED WEST FACING REAR GARDEN WITH LARGE DECK SEATING AREA
- NO UPWARD CHAIN
- EPC RATING: C

## General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 72.3 sq.m./778 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed front entrance door with matching glazed side panel opens into a ...

## Entrance Hall

Fitted with laminate flooring and having a built-in meter cupboard and a built-in storage cupboard.

## Living Room

18'0 x 13'11 (5.49m x 4.24m)
A spacious dual aspect reception room fitted with laminate flooring.

## Kitchen

11'11 x 10'10 (3.63m x 3.30m)
A dual aspect kitchen, fitted with wall, drawer and base units with complementary work surfaces and upstands.
Inset sink with mixer tap.
Space and plumbing is provided for a slimline dishwasher, and there is space for a fridge/freezer and a freestanding cooker with stainless steel extractor canopy over.
Built-in storage cupboard.
Laminate flooring and downlighting.
A uPVC double glazed door gives access onto the side of the property.

## Shower Room

8'4 x 5'4 (2.54m x 1.63m)
Being fully tiled and fitted with a modern suite comprising a shower area with electric shower, pedestal hand wash basin and a low flush WC.
Tiled floor.

## Bedroom Two

11'3 x 10'1 (3.43m x 3.07m)
A good sized rear facing double bedroom fitted with laminate flooring and having an air conditioning unit.
A uPVC double glazed door overlooks and opens onto a deck seating area.

## Bedroom One

11'11 x 11'3 (3.63m x 3.43m)
A good sized front facing double bedroom fitted with laminate flooring and having an air conditioning unit.

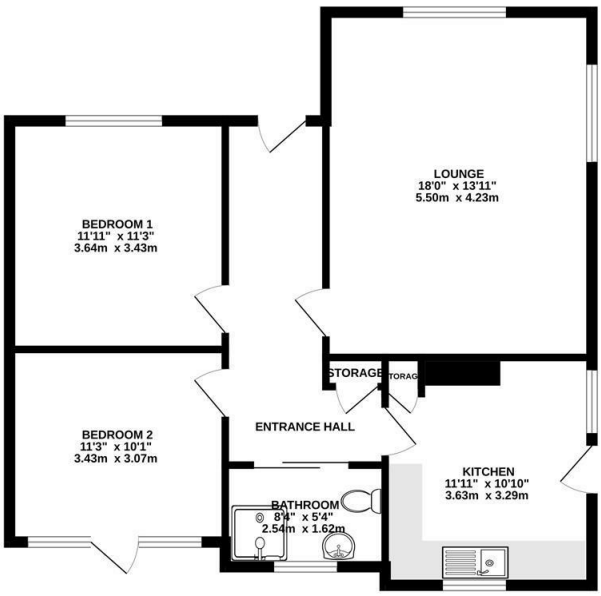
## Outside

A block paved driveway provides ample off street parking and there is a low maintenance decorative pebble front garden which could be used as additional parking.

A gate opens to a continuation of the driveway which leads down the side of the property to a car port and a detached single garage having an 'up and over' door, a uPVC double glazed window and side personnel door.

The enclosed west facing rear garden comprises of a large deck seating area with large insulated summerhouse with Velux window. A gate opens to a deck ramp which leads down to the lawned garden with planted borders.

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.




TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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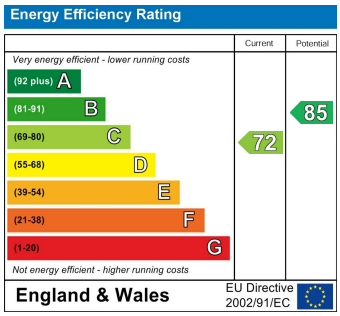


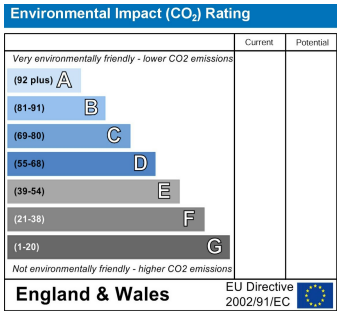


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## VIEWINGS

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, extractor canopy in kitchen, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

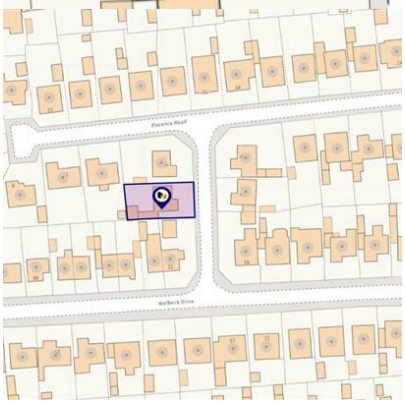
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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