



5 Murray Lane,
Wingerworth, S42 6FL

£395,000

W
WILKINS VARDY

£395,000

IMMACULATELY PRESENTED - EXTENDED 4 BED HOME - DELIGHTFUL EDGE OF ESTATE POSITION WITH GREEN OUTLOOK TO THE FRONT

This stunning detached house, built in 2019, offers a perfect blend of modern living and comfort. Spanning an impressive 1,471 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The home features four generous bedrooms, three of which come with built-in wardrobes. The two well-appointed bathrooms ensure convenience for the whole family. The heart of the home is undoubtedly the superb open-plan family kitchen, which is complemented by a utility room and an extended garden room, creating a bright and inviting space.

Situated at the edge of the estate, the property enjoys a peaceful green outlook to the front, enhancing the sense of privacy and tranquillity. Additionally, there is ample parking and a single garage making it practical for families or those with multiple cars. This delightful home is conveniently located for easy access to Chesterfield town centre and the nearby routes towards Clay Cross, ensuring that all local amenities and transport links are within reach.

- STUNNING EXTENDED DETACHED FAMILY HOME BUILT 2019
- EXTENDED GARDEN ROOM TO THE REAR
- FOUR GOOD SIZED BEDROOMS, THREE HAVING BUILT IN WARDROBES
- 4 PIECE FAMILY BATHROOM & EN-SUITE
- GROUND FLOOR CLOAKROOM
- GOOD SIZED LIVING ROOM
- SUPERB OPEN PLAN FAMILY KITCHEN AND UTILITY ROOM
- DRIVEWAY AND SINGLE GARAGE
- PRIVATE DRIVE ACCESS AND GREEN OUTLOOK TO THE FRONT

General

New build property with 4 years NHBC remaining
Gas centre heating (Ideal logic boiler)
Double glazed seal units and doors throughout
Gross internal area - 1471 sq.ft/136.7 sq.m (including garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment - Tupton Hall School

Entrance Hall

With built in under stairs cupboard and tiled floor

Living Room

16'6" x 10'4" (5.03m x 3.15m)
A good sized front facing reception room.

Superb Family Kitchen

19'10" x 11'5" (6.05m x 3.48m)
Having a fitted range of grey shaker style wall and base units with complementary work surfaces and matching upstands.
Integrated appliances include double oven, electric hob with extractor above, stainless steel splashback, fridge/freezer and dishwasher. Stainless steel sink with mixer tap.
Tiled flooring

Utility

With matching shaker style wall and base units with complementary work surface, single bowl stainless steel sink with mixer tap, integrated washing machine and built in cupboard which houses the central heating boiler
A door gives access to the rear of the property.

Downstairs Cloakroom

With a low flush WC and pedestal wash hand basin.
Tiled floor.

Extended Garden Room

12'3" x 10'5" (3.73m x 3.18m)
A superb space with French doors leading to the rear garden.
Tiled floor.

Landing

A built in airing cupboard which houses the hot water tank.

Master Bedroom

12'11" x 10'4" (3.94m x 3.15m)
A good sized front facing doubled bedroom having built in wardrobes.

En Suite

Comprising a shower cubicle with mixer shower, low flush WC and pedestal

wash hand basin.
Vinyl flooring.

Bedroom Two

11'4" x 10'0" (3.45m x 3.05m)
A rear facing double bedroom having built in wardrobes.

Bedroom Three

12'9" x 8'5" (3.89m x 2.57m)
A front facing double bedroom having built in wardrobes.

Bedroom Four

10'4" x 8'6" (3.15m x 2.59m)
A rear facing single bedroom.

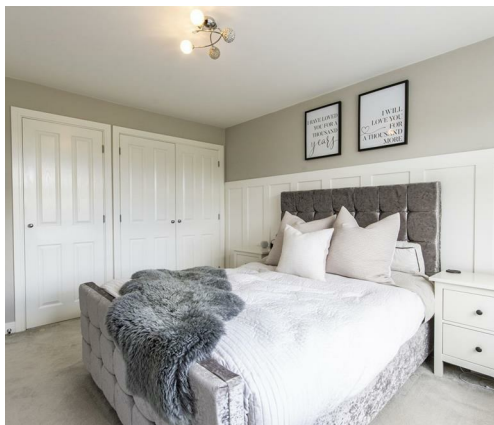
4 Piece Family Bathroom

Comprising a four piece white suite consisting of a shower cubicle with mixer shower, panelled bath with mixer tap, low flush WC and a pedestal wash hand basin.
Vinyl flooring and fully tiled walls.
Chrome vertical towel radiator.

Outside

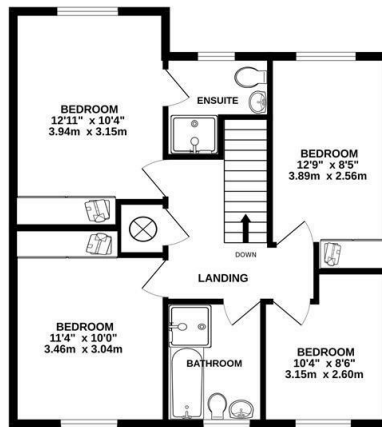
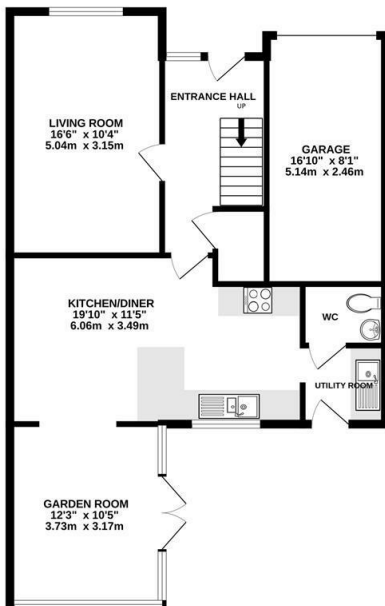
A shared private access drive leads to the front where there is a tarmac drive providing off road parking leading down to the garage. The remainder of the frontage is laid to lawn, having shrubs and views to across green space to the front.

A side path gives access to the rear garden where there is decked patio area. The remainder of the garden is laid to lawn.



GROUND FLOOR
805 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 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		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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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