



7 Baker Road,
Wingerworth, S42 6GR

GUIDE PRICE

£310,000

W
WILKINS VARDY

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£310,000

GUIDE PRICE £310,000 TO £325,000 MODERN DETACHED HOUSE BUILT 2019 - FOUR BEDROOMS - DETACHED BRICK BUILT GARAGE

Built in 2019 and benefitting from the remaining term of a 10 Year New Build Warranty, this well presented detached family home includes an entrance hall with ground floor cloakroom, a good sized bay fronted living room and a fantastic open plan family kitchen with French doors opening onto the enclosed rear garden. With four bedrooms and an en suite shower room to the master, this is an ideal family home.

This popular development built by Bellway Homes is well placed for the nearby amenities in Wingerworth and Tupton, just a short distance from nearby countryside walks and situated just off Derby Road with fantastic links into Clay Cross and Chesterfield.

• GUIDE PRICE: £310,000 - £325,000

• Spacious Bay Fronted Living Room

• Four Bedrooms

• Detached Single Garage & Driveway

• NO UPWARD CHAIN

• Detached Family Home built by Bellway Homes in 2019

• Full Width Open Plan Kitchen/Diner with a range of Integrated Appliances & French doors

• Modern En Suite Shower Room & Family Bathroom

• Enclosed Lawned Rear Garden

• EPC Rating: B

General

Gas central heating (Ideal Logic Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 100.4 sq.m./1080 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 a ...

Spacious Entrance Hall

Having a useful built-in under stairs store. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

Living Room

17'3 x 12'3 (5.26m x 3.73m)

A spacious bay fronted reception room.

Open Plan Kitchen/Diner

19'10 x 12'8 (6.05m x 3.86m)

Fitted with a range of hi-gloss wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge, freezer, washer/dryer, dishwasher, electric oven and 4-ring gas hob with stainless steel splashback and stainless steel extractor hood over.

Downlighting to the kitchen area, and vinyl flooring.

uPVC double glazed French doors overlook and open to the rear garden.

On the First Floor

Landing

Having a built-in cupboard housing the hot water cylinder.

Master Bedroom

10'10 x 10'6 (3.30m x 3.20m)

A good sized rear facing double bedroom. A door gives access into an ...

En Suite Shower Room

Fitted with a modern white 3-piece suite comprising a fully tiled walk-in shower enclosure with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.

Vinyl flooring and downlighting.

Bedroom Two

12'10 x 9'10 (3.91m x 3.00m)

A good sized front facing double bedroom.

Bedroom Three

9'1 x 6'6 (2.77m x 1.98m)

A front facing single bedroom.

Bedroom Four

8'9 x 6'6 (2.67m x 1.98m)

A rear facing single bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring and downlighting.

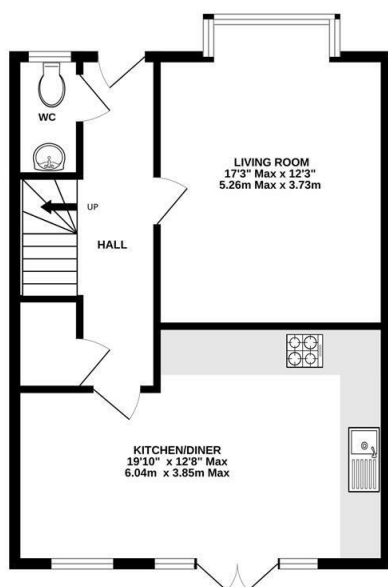
Outside

To the front and side of the property there is a lawned garden with hedging, together with a tarmac driveway providing off street parking, and leading to the detached single garage.

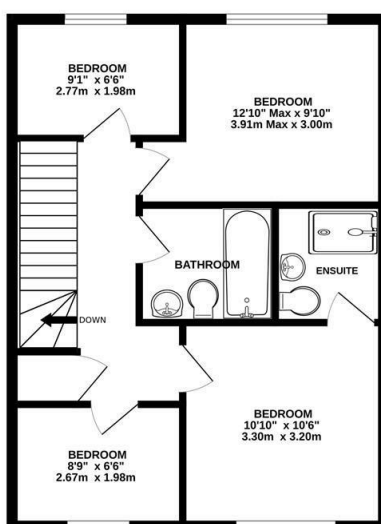
To the rear of the property there is an enclosed rear garden, which is laid to lawn with planted side borders.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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 (CO₂) 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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