



1 Winchester Close,  
North Wingfield, S42 5RT

£295,000

W  
WILKINS VARDY

# £295,000

EXTENDED DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - CONSERVATORY - CORNER PLOT

Occupying a corner plot on this pleasant cul-de-sac, is this superb detached family home which offers a perfect blend of comfort and modern living. Extended by the present owners, this immaculately presented property boasts four good sized bedrooms, ideal for families seeking ample space to grow and thrive. The well designed layout also includes a welcoming bay fronted reception room and a lovely conservatory, perfect for entertaining guests or enjoying quiet evenings with loved ones. The modern kitchen/diner is fitted with a range of integrated appliances and has a separate utility room off. The house also boasts two contemporary bathrooms, one located on each floor, ensuring convenience for all residents and visitors alike. Outside, there is an integral garage and driveway parking, together with an enclosed south east facing rear garden.

This property is not just a house; it is a place where memories can be made and cherished. If you are searching for a family home that combines space, comfort, and a welcoming environment, this detached house in North Wingfield is certainly worth considering.

- SUPERB EXTENDED DETACHED FAMILY HOME
- MODERN OPEN PLAN KITCHEN/DINER WITH UTILITY ROOM OFF
- FOUR GOOD SIZED BEDROOMS
- INTEGRAL GARAGE & OFF STREET PARKING
- CORNER PLOT IN CUL-DE-SAC POSITION
- GOOD SIZED BAY FRONTED LIVING ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- MODERN GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- ENCLOSED SOUTH EAST FACING REAR GARDEN
- EPC RATING: D

## General

Gas central heating (Veissman Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 116.2 sq.m./1251 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

**Storm Porch**  
Having a uPVC double glazed front entrance door opening into a ...

**Entrance Hall**  
With staircase rising to the First Floor accommodation.

**Living Room**  
17'5 x 11'10 (5.31m x 3.61m)  
A good sized reception room, fitted with laminate flooring and having a bay window overlooking the front of the property.  
This room also has a feature fireplace with an electric fire.

**Kitchen/Diner**  
14'4 x 10'2 (4.37m x 3.10m)  
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary wood effect work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge, freezer, electric double oven and a 5-ring gas hob with extractor canopy over.  
A door gives access to a useful built-in under stair storage cupboard.  
Laminate flooring.  
A further door opens to a utility room, and an opening leads through into the ...

**Brick/uPVC Double Glazed Conservatory**  
10'6 x 9'8 (3.20m x 2.95m)  
A lovely conservatory having a tiled floor, downlighting and a warm roof with Velux window. French doors overlook and open onto the rear garden.

**Utility Room**  
10'2 x 4'10 (3.10m x 1.47m)  
Being part tiled and fitted with two double wall units.  
Fitted wood effect worktop with space and plumbing below for a washing machine, and space for a tumble dryer.  
Laminate flooring.  
Doors from here give access into the garage and into a ...

**Shower Room**  
10'2 x 3'4 (3.10m x 1.02m)  
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with electric shower, pedestal wash hand basin with tiled splashback, and a low flush WC.  
Laminate flooring.

## On the First Floor

**'L' Shaped Landing**  
Having a built-in storage cupboard housing the hot water cylinder.

**Bedroom One**  
14'4 x 8'9 (4.37m x 2.67m)  
A good sized double bedroom fitted with laminate flooring and having two windows overlooking the front of the property.  
This room also has a built-in storage cupboard and a fitted triple door wardrobe.

**Bedroom Two**  
14'8 x 7'11 (4.47m x 2.41m)  
A good sized double bedroom having downlighting, and two windows overlooking the rear of the property.

**Bedroom Three**  
13'9 x 8'2 (4.19m x 2.49m)  
A good sized dual aspect double bedroom.

**Bedroom Four**  
11'6 x 7'10 (3.51m x 2.39m)  
A rear facing single/small double bedroom, fitted with laminate flooring and currently used as an office/dressing room

**Family Bathroom**  
7'10 x 5'11 (2.39m x 1.80m)  
Being fully tiled and fitted with a modern white 3-piece suite comprising of a tiled-in bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Heated towel rail.  
Tiled floor and downlighting.

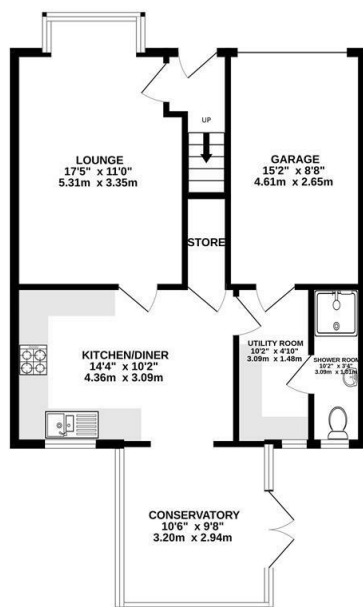
**Outside**  
To the front of the property there is a block paved drive providing car standing for two cars, leading to an Integral Garage (15'2 x 8'8)

A gate gives access to the side of the property where there is a block paved/paved storage and seating area.

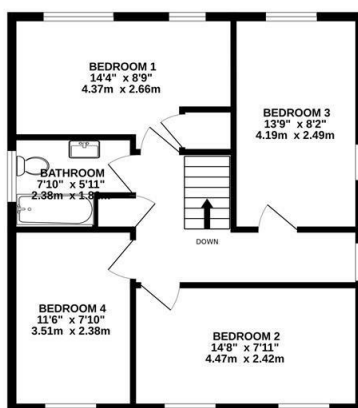
To the rear of the property there is a lawn with decorative gravel bed having shrubs and two trees. There is also a paved patio with pergola and a further paved seating area at the side of the conservatory.



GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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>                          |                         |           |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 61                      | 67        |
|                                             | 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 |                         |           |
| <b>England &amp; Wales</b>                                      |                         |           |
|                                                                 | 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, electric fire, 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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