



5 Heathfield Close,  
Wingerworth, S42 6RW

OFFERS IN THE REGION OF

£239,950

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WILKINS VARDY

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THREE BED SEMI ON ELEVATED PLOT - WELL APPOINTED ACCOMMODATION - ATTACHED GARAGE

Occupying a cul-de-sac position and standing on an elevated plot is this delightful semi detached house which offers an inviting 766 sq.ft. of neutrally presented accommodation. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere. There is also a modern kitchen/diner which spans the full width of the property. The home also features three comfortable bedrooms and a modern bathroom. An attached single garage and enclosed south west facing rear garden complete the property.

Situated in Wingerworth, residents can enjoy a peaceful suburban lifestyle while still being within easy reach of Chesterfield's amenities. The area is also known for its access to local parks, schools, and shops, making it a desirable location for many and truly deserves your attention.

- Semi Detached House on Elevated Plot
- Good Sized Living Room
- Modern Kitchen/Diner with Integrated Appliances
- Three Bedrooms
- Modern Family Bathroom
- Attached Garage & Off Street Parking
- Enclosed South West Facing Rear Garden
- Cul-De-Sac Position & Lovely First Floor Front Views
- EPC Rating: C

## General

Gas central heating (Ideal Logic Plus Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area -  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring. A staircase rising to the First Floor accommodation.

## Living Room

15'3 x 12'5 (4.65m x 3.78m)

A good sized bay fronted reception room, fitted with laminate flooring and having a wall mounted electric fire.

A door gives access to a built-in under stair store cupboard.

## Kitchen/Diner

15'4 x 10'6 (4.67m x 3.20m)

Spanning the full width of the property, being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with pull out hose spray mixer tap.

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

Laminate flooring.

A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

Having a built-in over stair store cupboard.

## Bedroom One

13'6 x 8'10 (4.11m x 2.69m)

A good sized rear facing double bedroom with fitted wardrobes.

## Bedroom Two

11'5 x 8'10 (3.48m x 2.69m)

A good sized front facing double bedroom, having lovely views.

## Bedroom Three

8'4 x 6'6 (2.54m x 1.98m)

A front facing single bedroom, currently used as a dressing room, and having lovely views

## Family Bathroom

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

Chrome heated towel rail.

Tiled flooring.

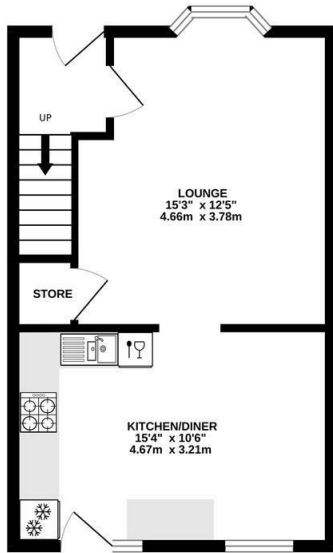
## Outside

To the front of the property there is a concrete driveway providing off street parking, leading to an Attached Single Garage, the garage having light, power, space and plumbing for a washing machine and space for a tumble dryer, and a rear personnel door. There is also a low maintenance front garden and steps leading up to the front entrance door.

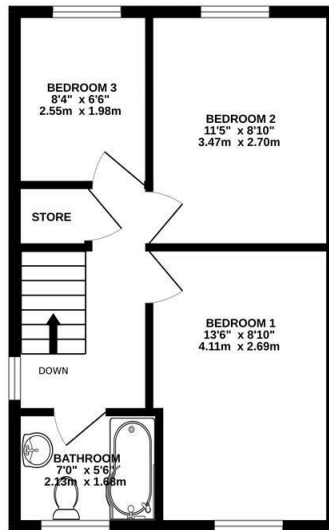
To the rear of the property there is an enclosed garden having a circular block paved seating area surrounded by decorative gravel. Steps lead up to a lawn with further decorative gravel seating area. Steps lead down to the rear door of the garage.



GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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) A			87
(81-91) B			
(69-80) C		73	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, 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.

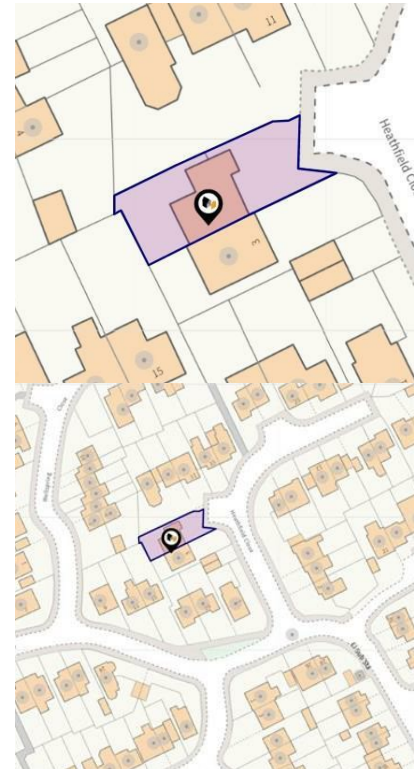
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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.



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