7 Edinburgh Road,
Wingerworth, S42 6SE

£280,000

WILKINS VARDY

£280,000

SUPERB DETACHED BUNGALOW - SPACIOUS ACCOMMODATION - MODERN KITCHEN, SHOWER ROOM AND CONSERVATORY - LEVEL AND MANAGEABLE PLOT - TRIPLE GLAZED - LARGE DETACHED GARAGE - NO CHAIN

A well-presented detached bungalow, ideally situated within a highly sought-after suburb, conveniently close to local shops and within easy reach of nearby open countryside. This appealing home offers spacious and versatile accommodation, including a large dual-aspect living room filled with natural light, two generously sized double bedrooms, a modern fitted kitchen, and a stylish shower room.

The property is further enhanced by a recently constructed conservatory, providing additional living space overlooking the garden. Externally, the bungalow occupies a good-sized level plot with ample off-road parking and benefits from a substantial detached garage with electric door. An excellent opportunity for those seeking comfortable single-level living in a desirable location.

- SUPERB DETACHED BUNGALOW
- TWO GOOD SIZED DOUBLE BEDROOMS
- FANTASTIC DUAL ASPECT LIVING ROOM WITH FEATURE FIREPLACE
- MODERN SHOWER ROOM
- WELL APPOINTED BREAKFAST KITCHEN
- MODERN DOUBLE GLAZED CONSERVATORY
- WELL TENDERED LEVEL PLOT
- AMPLE OFF STREET PARKING AND LARGE DETACHED GARAGE WITH ELECTRIC DOOR
- TRIPLE GLAZED WINDOWS
- NO CHAIN

General
Gas central heating
Triple glazed uPVC windows.
Gross internal floor area - 78.2 sq.m./842 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

Hallway
Having a useful storage cupboard.

Breakfast Kitchen
12'0" x 10'11" (3.66m x 3.33m)
Having a fitted range of oak veneered shaker style base and wall units with a complimentary work surfaces and tiled splashback.
Space for a freestanding cooker and fridge freezer and space and plumbing for a dishwasher and washing machine.
Tiled flooring and a door leads out to the rear garden.

Living Room
17'11" x 14'0" (5.46m x 4.27m)
A generous dual aspect reception room having a window to the front and two further side windows, this is a well lit room and has a gas fire with fire surround and hearth.

Shower Room
8'1" x 5'5" (2.46m x 1.65m)
Having a white suite comprising a low flush WC, pedestal wash hand basin with mixer tap and a shower cubicle having a rainfall shower head.
Aqua boarding to the shower.
Laminate flooring

Bedroom One
A generous front facing double bedroom.

Bedroom Two
11'0" x 10'0" (3.35m x 3.05m)
A good sized rear facing double bedroom with sliding doors leading through to the...

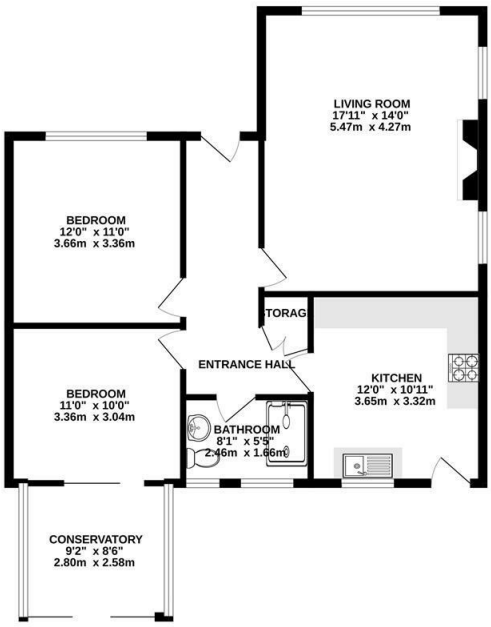
Modern Conservatory
9'2" x 8'6" (2.79m x 2.59m)
A recently built double glazed conservatory having sliding patio doors leading out onto a paved patio and the garden.
Tiled flooring.

Outside
To the front of the property there is a lawned area with borders of shrubs and trees. A tarmac drive leads to the garage providing plenty of off street parking.

To the rear the garden has a concrete paved area with steps which lead down to a lawned garden with a selection of shrubs and trees and a shed.

There is a large detached garage of concrete block construction with light, power and an electric door.

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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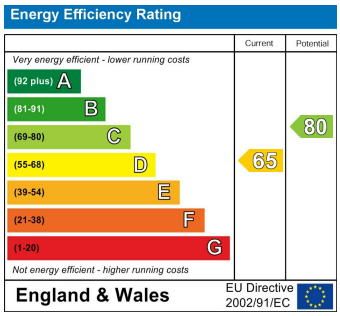

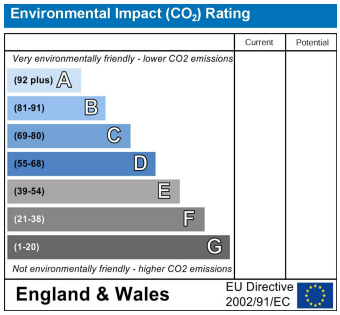

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VIEWINGS

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, electric 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk