



29 Central Drive,
Wingerworth, S42 6QN

OFFERS IN THE REGION OF

£525,000

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WILKINS VARDY

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EXTENDED DETACHED FAMILY HOME - CONTEMPORARY FITTED KITCHEN - THREE BATHROOMS - LANDSCAPED SOUTH FACING REAR GARDEN

Welcome to this stunning detached house located on Central Drive in Wingerworth. This property boasts two spacious reception rooms and a fantastic kitchen/diner, perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there is plenty of space for everyone to enjoy. The house also features three modern bathrooms, ensuring convenience and comfort for all residents. Parking will never be an issue as the property comes with a single garage and space available for up to four vehicles, making it ideal for families with multiple cars or guests visiting.

Situated in a desirable location, this property offers a perfect blend of tranquillity and accessibility. Whether you're looking for a peaceful retreat or a vibrant community, Central Drive provides the best of both worlds.

- Superb Extended Detached Family Home
- Two Good Sized Reception Rooms
- Contemporary Open Plan Dining Kitchen with Integrated Appliances
- Separate Utility Room
- Five Good Sized Bedrooms, two of which have Fitted Furniture
- Three Modern Bathrooms
- Integral Garage & Off Street Parking
- Landscaped South Facing Rear Garden
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 166.5 sq.m./1792 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

Storm Porch

Having a composite front entrance door which opens into a ...

Entrance Hall

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

Cloaks/WC

Fitted with a white 2-piece suite comprising a corner wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Laminate flooring.

Living Room

19'5 x 10'11 (5.92m x 3.33m)
A spacious dual aspect reception room having uPVC double glazed French doors which overlook and open onto the rear garden.

Open Plan Kitchen/Diner

23'4 x 12'11 (7.11m x 3.94m)
A dual aspect room, fitted with a range of contemporary wall, drawer and base units with complementary work surfaces and upstands, including a central island unit/breakfast bar.
Belfast sink with mixer tap.
Integrated appliances to include a dishwasher, electric double oven and 5-ring gas hob.
Space is provided for an American style fridge/freezer.
Laminate flooring and downlighting.

Utility Room

10'3 x 5'11 (3.12m x 1.80m)
Fitted with a range of contemporary wall and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Laminate flooring and downlighting.
A composite door gives access onto the rear patio, and a further door gives access to a ...

Sitting Room

15'4 x 11'11 (4.67m x 3.63m)
A good sized and versatile rear facing reception room.
A door from here gives access into the integral garage.

On the First Floor

Landing

Having two sets of built-in double cupboards.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.
Vertical heated towel rail.
Vinyl flooring.

Master Bedroom

14'6 x 11'7 (4.42m x 3.53m)
A spacious rear facing double bedroom having a range of fitted furniture to include wardrobes and drawer units. A door gives access into a ...

En Suite Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with storage below and to the side, and a low flush WC.
Wall mounted storage units.
Vertical heated towel rail.
Vinyl flooring and downlighting.

Bedroom Two

12'5 x 11'0 (3.78m x 3.35m)
A good sized dual aspect double bedroom having a range of fitted furniture to include wardrobes, drawer units and bedside cabinets.

Bedroom Three

10'6 x 9'11 (3.20m x 3.02m)
A good sized front facing double bedroom having a built-in double wardrobe.

Bedroom Four

11'2 x 8'7 (3.40m x 2.62m)
A good sized front facing double bedroom.
Loft access hatch with pull down ladder.

Bedroom Five

8'0 x 7'3 (2.44m x 2.21m)
A rear facing single bedroom, currently used as a study.

Family Bathroom

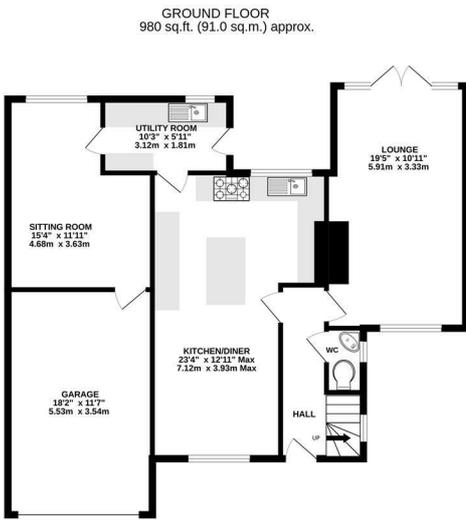
Being fully tiled and fitted with a white 3-piece suite comprising a tile panelled bath with glass shower screen and bath/shower mixer tap, semi recessed wash hand basin with storage below, and a low flush WC.
Vinyl flooring and downlighting.

Outside

To the front of the property there is a substantial block paved drive providing ample off street parking/caravan standing, which leads down to the Integral Garage.

A path gives access down the side of the property to the enclosed landscaped south facing rear garden which comprises two paved patios, a lawn with planted borders, and a vegetable patch.





TOTAL FLOOR AREA: 1792 sq.ft. (166.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
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		
EU Directive 2002/91/EC		



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.

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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