



17 Risley Way,  
Wingerworth, S42 6UE

OFFERS IN THE REGION OF

£350,000

**W**  
WILKINS VARDY

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£350,000

DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - SOUTH FACING GARDEN

Sat in a cul-de-sac just off Risley Way is this attractive double fronted detached family home which was built in 2019 and benefits from the remaining term of a 10 Year new build warranty. Offering a perfect blend of comfort and contemporary living, the 1111 sq. ft. of accommodation benefits from a spacious living room which has French doors opening onto the enclosed south facing garden. The property also boasts a modern dining kitchen with a range of integrated appliances. The house features four well proportioned bedrooms, ensuring ample space for family members or guests. and two bathrooms, making morning routines a breeze, and providing convenience for busy households.

The property is thoughtfully designed to cater to modern lifestyles, with a focus on functionality and style. The exterior offers a semi detached single garage and parking for two vehicles, a valuable asset in today's busy world.

Located in a desirable neighbourhood, this home is a gateway to the local amenities and attractions that Chesterfield has to offer. In summary, this delightful detached house is a fantastic opportunity for those seeking a contemporary home in a lovely area. With its spacious layout, modern features, and convenient parking, it is a property that truly deserves your attention.

- ATTRACTIVE DOUBLE FRONTED DETACHED FAMILY HOME
- SPACIOUS DUAL ASPECT LIVING ROOM
- REAR ENTRANCE/UTILITY
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED SOUTH FACING SIDE GARDEN
- GROUND FLOOR CLOAKS/WC
- CONTEMPORARY DINING KITCHEN
- FOUR DOUBLE BEDROOMS
- SEMI DETACHED SINGLE GARAGE & OFF STREET PARKING
- EPC RATING: B

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 103.2 sq.m./1111 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 ...

## Entrance Hall

Having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

## Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

## Living Room

19'8 x 11'4 (5.99m x 3.45m)

A spacious dual aspect reception room, spanning the full depth of the property and having uPVC double glazed French doors which overlook and open onto the rear garden.

There is also a feature media wall with storage below and shelving unit to the side.

## Dining Kitchen

19'8 x 11'9 (5.99m x 3.58m)

A dual aspect room spanning the full depth of the property. Fitted with a range of white wall, drawer and base units with under unit lighting, plinth lighting, complementary work surfaces and upstands, including a breakfast bar.

Integrated appliances to include a dishwasher, washing machine, fridge/freezer, electric double oven and 5-ring gas hob with glass splashback and angled extractor over.

Karndean flooring.

## Rear Entrance Hall/Utility

6'5 x 4'8 (1.96m x 1.42m)

Having a fitted double base unit with work surface over.

Vertical heated towel rail.

A half glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

## Master Bedroom

11'9 x 11'1 (3.58m x 3.38m)

A good sized double bedroom with side facing window, and having a range of fitted wardrobes. A door from here gives access into an ...

## En Suite Shower Room

5'9 x 4'6 (1.75m x 1.37m)

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

## Bedroom Two

11'4 x 9'10 (3.45m x 3.00m)

A good sized double bedroom with side facing window.

## Bedroom Three

9'8 x 9'2 (2.95m x 2.79m)

A dual aspect double bedroom.

## Bedroom Four

10'1 x 8'5 (3.07m x 2.57m)

A front facing double bedroom, currently used as an office.

## Family Bathroom

6'7 x 6'4 (2.01m x 1.93m)

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

## Outside

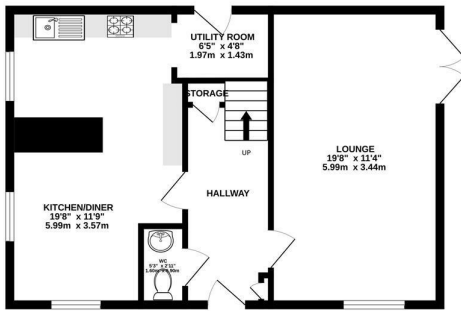
A shared drive off Risley Way gives access to the front of the property where there are some shrubs and a paved path leading to the front entrance door.

At the left hand side of the property there is a Semi Detached Single Garage and car standing for two vehicles.

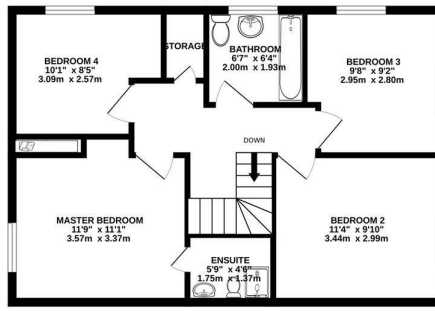
A gate gives access to the enclosed side garden where there is a paved seating area and a lawn.



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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                                 |         | 94                      |
| (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 (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 stove, 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.

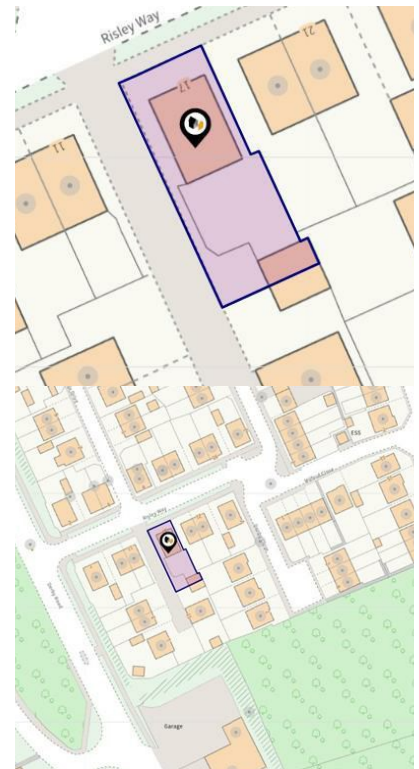
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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.



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