16 Lydgate Drive,
Wingerworth, S42 6TF

OFFERS IN EXCESS OF

£210,000

WILKINS VARDY

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EXTENDED TWO BED SEMI - MODERN KITCHEN/DINER - GARDEN ROOM - DETACHED GARAGE

This attractive semi detached house has been extended to the rear and provides 737 sq.ft. of well appointed accommodation. The property benefits from a good sized living room, and a modern kitchen/diner with French doors opening into a garden room. With two good sized double bedrooms and a family bathroom, there is ample space for a small family or for someone looking to downsize. Outside, there is a driveway providing off street parking which leads to a detached single garage, together with mature gardens to the front and rear.

In summary, Lydgate Drive is a splendid house that combines comfort and convenience. It is an excellent choice for anyone looking to settle in a friendly community with shops and parks just a short walk away.

- Attractive Extended Semi Detached House
- Good Sized Living Room
- Modern Kitchen/Diner with Integrated Cooking Appliances
- Garden Room with French doors opening onto the Rear Patio
- Two Double Bedrooms
- Family Bathroom
- Detached Garage & Driveway Parking
- Mature Gardens to the Front and Rear
- EPC Rating: D

General
Gas central heating (Halstead Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 68.5 sq.m./737 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor
A composite front entrance door opens into an ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
14'1 x 11'9 (4.29m x 3.58m)
A good sized front facing reception room, having a wall mounted pebble bed electric fire.

Modern Kitchen/Diner
15'1 x 8'7 (4.60m x 2.62m)
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 wood work surfaces and upstands.
Inset sink with mixer tap.
Integrated appliances to include an electric double oven and a 4-ring hob with glass splashback.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in store cupboard which has space for a fridge/freezer.
Carpet tile flooring and downlighting.
A uPVC double glazed door gives access onto the side of the property, and uPVC double glazed French doors give access into the ...

Garden Room
9'8 x 6'10 (2.95m x 2.08m)
Being dual aspect, having a Supalite tiled roof, downlighting and uPVC double glazed French doors which overlook and open onto the rear patio.

On the First Floor

Landing
With loft access hatch.

Bedroom One
15'2 x 11'0 (4.62m x 3.35m)
A good sized front facing double bedroom, spanning the full width of the property and having downlighting.

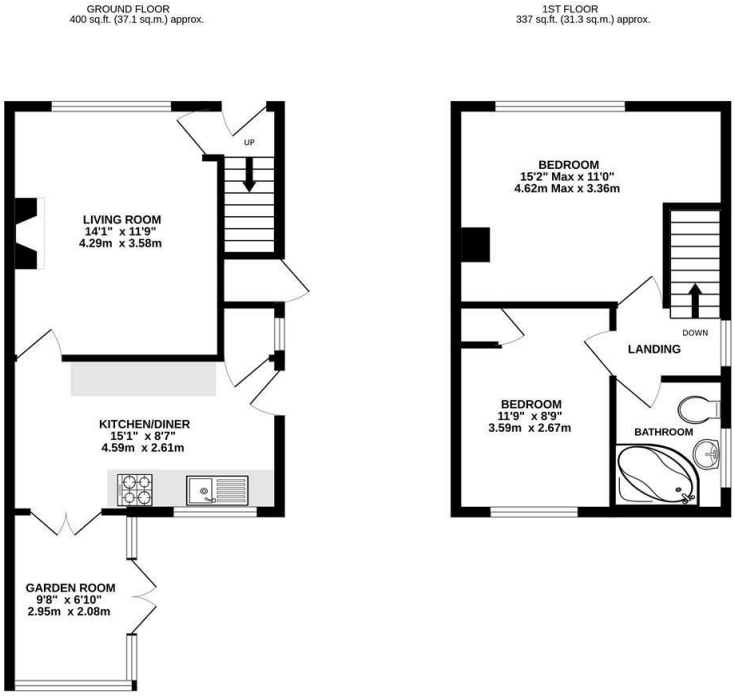
Bedroom Two
11'9 x 8'9 (3.58m x 2.67m)
A rear facing double bedroom having downlighting, and currently being used as a study.

Family Bathroom
Being fully tiled and fitted with a 3-piece suite comprising of a panelled corner bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside
To the front of the property there is a concrete driveway providing off street parking, alongside a lawned garden with planted borders.

Double gates open to a continuation of the driveway which provides additional parking, and gives access down the side of the property where there is a door to an Integral Store. Beyond here, there is a Detached Concrete Sectional Garage and an adjoining Workshop having light and power.

To the rear of the property there is a paved patio and a small lawned garden with a planted side border.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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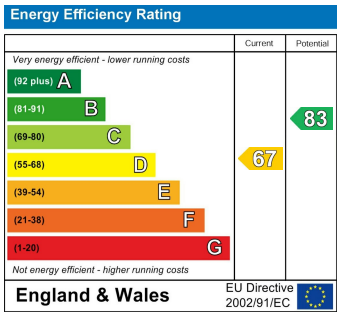

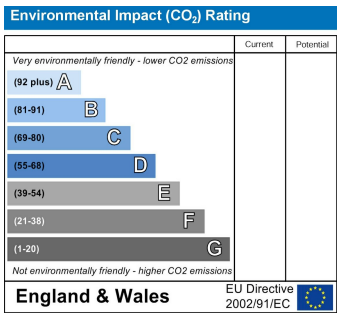

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VIEWINGS

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.

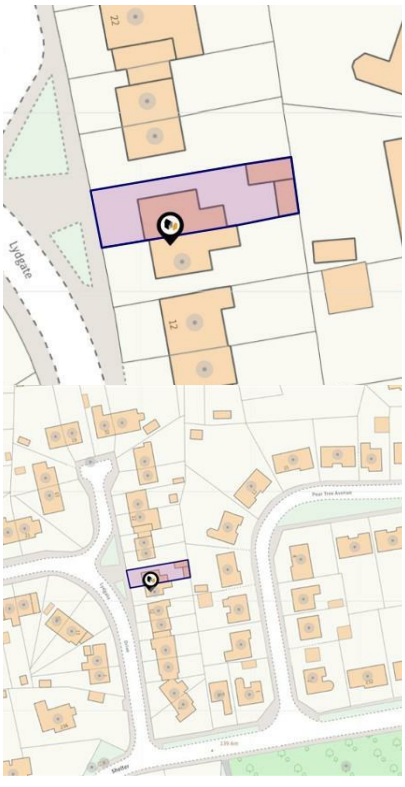
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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.



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