



15 Watermint Road,  
Wingerworth, S42 6JL

OFFERS IN THE REGION OF

£399,950

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WILKINS VARDY

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STUNNING DETACHED FAMILY HOME - FOUR BEDS - TWO BATHS - DETACHED GARAGE & SUMMERHOUSE

Built in 2022 and benefitting from the remaining term of a 10 Year NHBC Buildmark Warranty, is this stunning detached family home. This modern property ensures energy efficiency and low maintenance and offers 1327 sq.ft. of well appointed and immaculately presented accommodation which includes a spacious dual aspect reception room, and a superb dining kitchen with separate utility room off. The property also features four well appointed bedrooms, providing ample space for a growing family, together with two beautifully designed bathrooms. Outside, there is a detached single garage, attractive gardens and a summerhouse.

Located in this sought after area, this house is perfect for those looking to enjoy the peaceful village life while still being within easy reach of Chesterfield's amenities and transport links. Don't miss the opportunity to make this beautiful house your new home.

- Superb Detached Family Home built in 2022
- Spacious Dual Aspect Living Room
- Open Plan Dining Kitchen with French Doors opening onto the Patio
- Cloaks/WC & Separate Utility Room
- Four Good Sized Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Detached Single Garage & Off Street Parking
- Enclosed Landscaped Garden with Summerhouse
- EPC Rating: B

## General

Gas central heating (Ideal Logic Heat H15 System Boiler)  
uPVC sealed unit double glazed windows and doors (except where otherwise stated)

Security alarm system and CCTV

Gross internal floor area - 123.3 sq.m./1327 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite front entrance door with glazed side panels opens into a ...

### Entrance Hall

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

### Cloaks/WC

Fitted with LVT flooring and having a 2-piece white suite comprising a pedestal wash hand basin and a concealed cistern WC, both having tiled splashbacks.

### Living Room

21'4 x 11'2 (6.50m x 3.40m)

A spacious dual aspect reception room, spanning the full depth of the property and having feature wooden wall panels, including a media wall. LVT flooring and downlighting.

### Dining Kitchen

21'4 x 14'4 (6.50m x 4.37m)

A spacious dual aspect room, fitted with a range of shaker style wall, drawer and base units with complementary work surfaces and upstands. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Integrated appliances to include a dishwasher, fridge/freezer, steam oven, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.

LVT flooring, downlighting and pendant lighting.

uPVC double glazed French doors overlook and open onto the patio.

### Utility Room

6'8 x 6'1 (2.03m x 1.85m)

Fitted with a double base unit with complementary work surface over, including an inset single drainer stainless steel sink with mixer tap.

Integrated washing machine.

LVT flooring and downlighting.

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

A composite door gives access onto the side of the property.

## On the First Floor

### Landing

Having a built-in airing cupboard housing a hot water cylinder, and a built-in over stair store cupboard.

### Master Bedroom

12'0 x 11'6 (3.66m x 3.51m)

A good sized front facing double bedroom. A door gives access to an ...

### En Suite Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a concealed cistern WC.

Vinyl flooring.

### Bedroom Two

11'7 x 10'9 (3.53m x 3.28m)

A good sized dual aspect double bedroom.

### Bedroom Three

11'7 x 10'4 (3.53m x 3.15m)

A good sized double bedroom with window to the side elevation.

### Bedroom Four

9'7 x 8'3 (2.92m x 2.51m)

A double bedroom with window to the side elevation.

### Family Bathroom

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

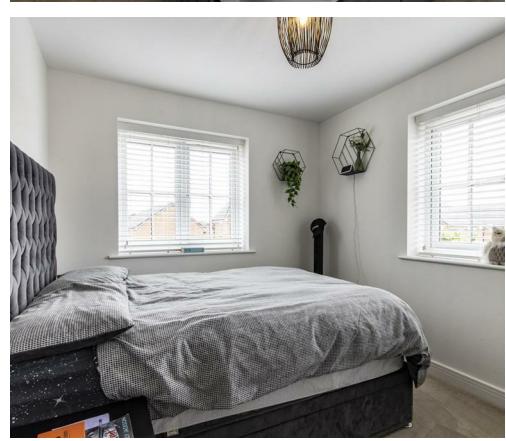
Vinyl flooring.

### Outside

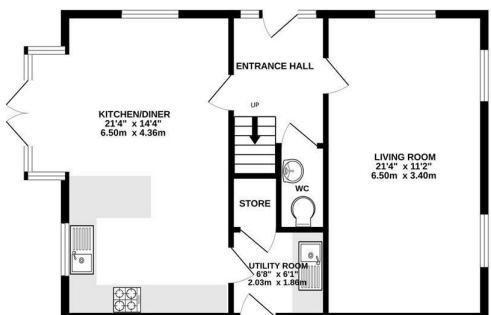
A tarmac path leads up to the front entrance door, where there are also two decorative gravel beds.

To the left hand side of the property there is a lawned garden and a tarmac driveway providing off street parking and leading to a detached single brick built garage.

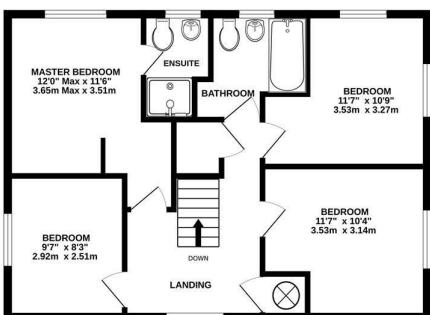
To the right hand side of the property there is an enclosed, landscaped garden comprising of a paved patio and lawn with raised decorative gravel border. There is also an insulated summerhouse(2.79 m x 3.77m) with power, which could be utilised as a home office/gym.



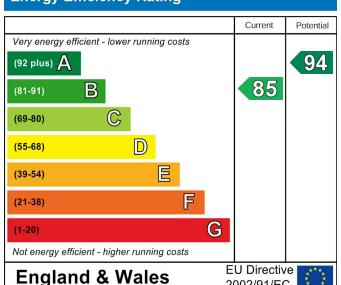
GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



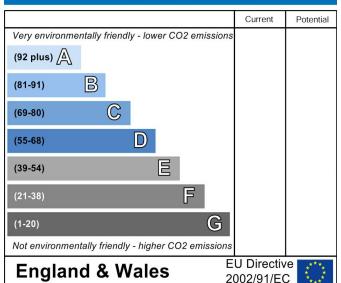
1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt is made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and 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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#### 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.



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