



24 Ridd Way,  
Wingerworth, S42 6UX

£400,000

W  
WILKINS VARDY

# £400,000

SUPERB EXTENDED DETACHED BUNGALOW - THREE BEDS - MODERN KITCHEN - NO CHAIN

Occupying a cul-de-sac position is this charming detached bungalow which has been extended to the rear and provides 1525 sq.ft. of neutrally presented and well appointed accommodation. The property boasts a generous 'L' shaped lounge/diner, modern fitted kitchen and a superb garden room. The bungalow also features three bedrooms and a 4-piece wet room, together with an office with study off.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, and the detached single garage.

Wingerworth is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a tranquil yet accessible area. This bungalow presents a wonderful opportunity for anyone seeking a spacious home in a lovely neighbourhood. Don't miss the chance to make this charming property your own.

- SUPERB DETACHED BUNGALOW IN CUL-DE-SAC POSITION
- MODERN FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS
- VERSATILE OFFICE WITH STUDY OFF
- ENCLOSED SOUTH EAST FACING REAR GARDEN
- GENEROUS 'L' SHAPED LOUNGE/DINER
- 4-PIECE WET ROOM
- SUPERB GARDEN ROOM WITH BI-FOLD DOORS OPENING ONTO THE REAR DECKING
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING
- EPC RATING: D

## General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 141.7 sq.m./1525 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door opens into a ...

## Entrance Porch

Having a uPVC double glazed door opening into the lounge/diner, and a uPVC double glazed door opening to the rear.

## 'L' Shaped Lounge/Diner

20'4 x 17'5 (6.20m x 5.31m)  
A generous dual aspect reception room fitted with laminate flooring and having downlighting. A door from here gives access into the inner hall, and sliding doors give access into the ...

## Kitchen

10'11 x 10'1 (3.33m x 3.07m)  
Fitted with a modern range of 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 Neff electric eye level oven and 4-ring gas hob with extractor hood over.  
Space and plumbing is provided for a washing machine and a slimline dishwasher.  
Space is also provided for a fridge/freezer.  
Vinyl flooring.  
A door from here gives access into the ...

## Inner Hall

Having a built-in storage cupboard.  
Laminate flooring and downlighting.  
Loft access hatch.

## Wet Room

8'7 x 5'11 (2.62m x 1.80m)  
Being fully tiled and fitted with a white 4-piece suite comprising of a shower area with mixer shower, wash hand basin with storage below, low flush WC and bidet.  
Vertical heated towel rail.  
Wall heater and extractor fan.  
Waterproof flooring.

## Bedroom Three

10'1 x 6'8 (3.07m x 2.03m)  
Accessed via a sliding door, a rear facing single bedroom fitted with laminate flooring.

## Bedroom One

13'5 x 9'11 (4.09m x 3.02m)  
A good sized rear facing double bedroom fitted with laminate flooring and having downlighting.  
This room also has a built-in storage cupboard and built-in wardrobe with sliding doors.

## Garden Room

18'10 x 10'6 (5.74m x 3.20m)  
A lovely garden room having a roof lantern and bi-fold doors overlooking and opening onto the rear decking.  
This room is also fitted with laminate flooring and has downlighting.

## Bedroom Two

13'3 x 10'0 (4.04m x 3.05m)  
A good sized rear facing double bedroom fitted with laminate flooring.

## Office

6'7 x 6'7 (2.01m x 2.01m)  
A versatile room with an opening leading through into a ...

## Study

9'2 x 7'7 (2.79m x 2.31m)  
Another versatile space, being triple aspect.

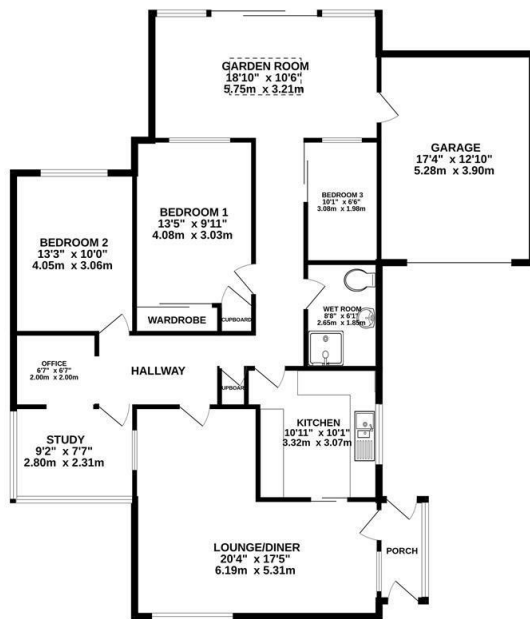
## Outside

To the front of the property there is a tarmac drive with planted bed providing ample off street parking,. The driveway continues down the side of the property to a Detached Single Garage having light and power.

To the rear of the property there is a raised deck seating area with timber and glazed balustrade. A couple of steps from the decking lead down to a paved patio and further steps lead up to a planted bed and down to a lawned garden.



GROUND FLOOR  
1525 sq.ft. (141.7 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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.  
Made with floorplan 02025

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>66</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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) <b>A</b>                                              |         |                            |
| (81-91) <b>B</b>                                                |         |                            |
| (69-80) <b>C</b>                                                |         |                            |
| (55-68) <b>D</b>                                                |         |                            |
| (39-54) <b>E</b>                                                |         |                            |
| (21-38) <b>F</b>                                                |         |                            |
| (1-20) <b>G</b>                                                 |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>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, 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.

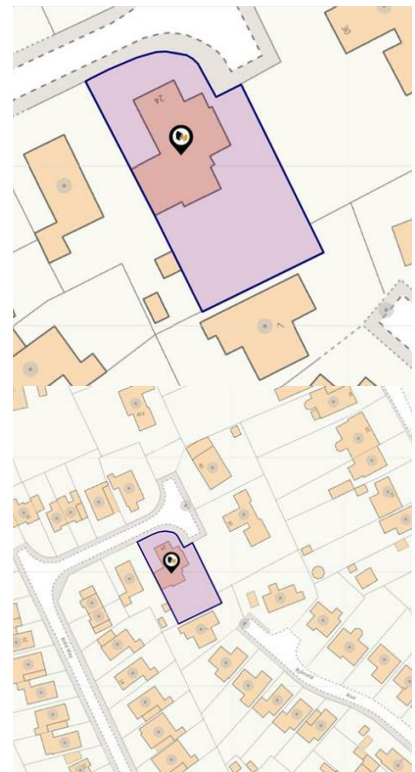
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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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