8 Severn Crescent,
North Wingfield, S42 5NY

OFFERS IN THE REGION OF

£375,000

WILKINS VARDY

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DETACHED FAMILY HOME - CONTEMPORARY OPEN PLAN LIVING - VERSATILE OUTBUILDING & GARAGE

An impressive detached family home offering stylish, contemporary accommodation throughout, presented in excellent condition and ready for the new owners to simply move in and enjoy.

The property provides a superb blend of modern family living, comprising a cloaks/WC and a superb open plan kitchen/dining/living room, creating an exceptional sociable space ideal for both everyday family life and entertaining. To the first floor are four bedrooms, the master having an en suite shower room, and there is a stylish 4-piece family bathroom. Externally, the property benefits from a driveway providing off street parking, together with low maintenance gardens. The south facing rear garden has a fantastic versatile outbuilding, currently utilised as a gym, offering an excellent additional space that could suit a variety of uses such as a home office, games room, studio or hobby room. The outbuilding also benefits from an attached garage, providing valuable storage and practical functionality.

Overall, this impressive home combines contemporary style, versatile living accommodation and excellent outdoor space, making it an ideal choice for modern family living.

- IMPRESSIVE DETACHED FAMILY HOME - 'READY TO MOVE INTO'
- CONTEMPORARY & STYLISH ACCOMMODATION
- GROUND FLOOR CLOAKS/WC
- SUPERB OPEN PLAN KITCHEN/DINING/LIVING ROOM
- FOUR BEDROOMS, THREE OF WHICH HAVE FITTED OR BUILT-IN STORAGE
- EN SUITE SHOWER ROOM & STYLISH 4-PIECE FAMILY BATHROOM
- DRIVEWAY PARKING & LOW MAINTENANCE GARDENS, THE REAR BEING SOUTH FACING
- FANTASTIC VERSATILE OUTBUILDING WITH ATTACHED GARAGE
- EPC RATING: TBC

General

Gas central heating (Combi Boiler & radiators- Installed in 2022)
uPVC sealed unit double glazed windows and doors
WiFi controlled electric underfloor heating throughout the open plan downstairs and also in the upstairs bathroom.
Security alarm system with remote alert system installed
Gross internal floor area - 133.5 sq.m./1437 sq.ft. (including garage & outbuilding)
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

Fitted with Amtico LVT flooring. A staircase with built-in under stair store cupboard rises to the First Floor accommodation.

Cloaks/WC

Fitted with a stylish 2-piece white suite comprising a tall circular pedestal sink and a concealed cistern WC.
Amtico LVT flooring.

Open Plan Kitchen/Dining/Living Room

27'2 x 21'2 (8.28m x 6.45m)

Dining Kitchen

Fitted with a range of contemporary wall, drawer and base units with complementary granite worktops and upstands.
Inset sink with mixer tap.
Integrated appliances to include an AEG dishwasher, Hotpoint washing machine and Neff microwave oven, electric oven and induction hob with downdraft extractor.
Space is provided for an American style fridge/freezer.
Amtico LVT flooring and downlighting.
Bi-fold aluminium patio doors give access onto the rear of the property.

Living Room

A good sized bay fronted living area with the Amtico LVT flooring continuing through from the dining kitchen. Having a feature fireplace with an inset electric fire.

On the First Floor

Landing

Having a built-in storage cupboard.

Master Bedroom

11'6 x 9'2 (3.51m x 2.79m)
A good sized front facing double bedroom fitted with Amtico LVT flooring and having a range of fitted wardrobes along one wall.
An opening gives access into the ...

En Suite Shower Room

8'8 x 2'8 (2.64m x 0.81m)
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.
Built-in airing cupboard.
Amtico LVT flooring.

Bedroom Two

11'1 x 10'7 (3.38m x 3.23m)
A good sized rear facing double bedroom fitted with Amtico LVT flooring and having a built-in double wardrobe.

Bedroom Three

10'1 x 8'5 (3.07m x 2.57m)
A front facing double bedroom fitted with Amtico LVT flooring and having a built-in storage cupboard.

Bedroom Four

6'7 x 6'4 (2.01m x 1.93m)
A side facing single bedroom fitted with Amtico LVT flooring, currently being used as an office.

Re-Fitted Family Bathroom (2022)

10'1 x 6'8 (3.07m x 2.03m)
Fitted with a stylish 4-piece suite comprising a freestanding bath, fully tiled shower enclosure with mixer shower, counter top circular hand wash basin and a concealed cistern WC.
Amtico LVT flooring and downlighting.

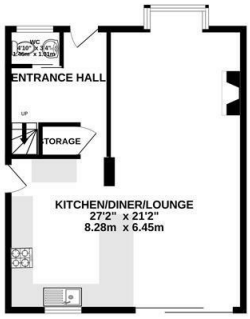
Outside

A block paved driveway to the front of the property with EV charging point provides off street parking for two vehicles. There is also a decorative slate front garden with a raised planted side border.

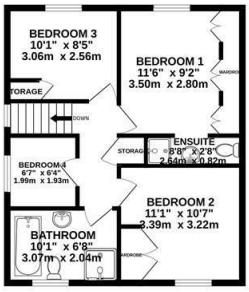
To the rear of the property there is an enclosed south facing garden comprising of an artificial lawn and a raised paved patio, part of which has a pergola with retractable roof.

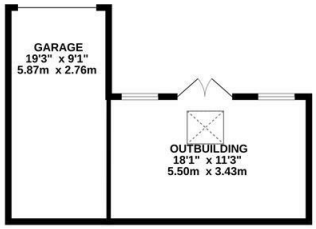
At the bottom of the garden there is a superb versatile outbuilding with attached garage. The outbuilding is currently used as a gym and has been double insulated, and has a Velux window and French doors., as well as being fitted with Amtico LVT flooring and having downlighting and power.

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.





TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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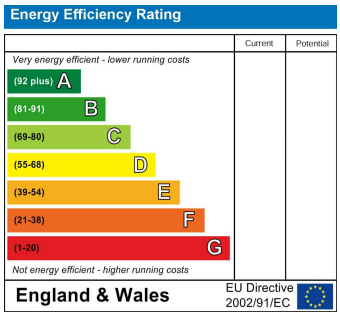

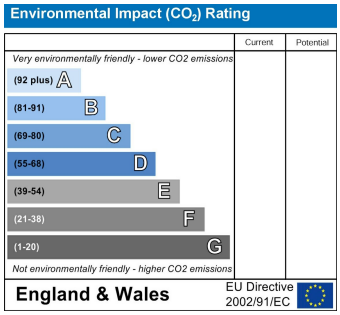

VIEWINGS

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 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.