5 Rykneld Rise,
Wingerworth, S42 6XH

£424,950

WILKINS VARDY

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A WELL APPOINTED DETACHED BUNGALOW - THREE BEDS - TWO BATHS - LANDSCAPED REAR GARDEN WITH ROOFTOP VIEWS

Occupying a cul-de-sac position is this beautifully presented three bedroom detached bungalow which offers stylish single level living in a desirable setting. The property features a contemporary interior with well proportioned rooms and modern finishes, including a spacious living room and conservatory, dining kitchen and separate utility room, three good sized bedrooms and two bathrooms. Outside, the property benefits from multiple vehicles off street parking and a south west facing landscaped rear garden having rooftop views and providing an attractive and private spaces for relaxing or entertaining.. Combining charm, style, and convenience, this home is ideal for buyers seeking a move-in ready property with appealing outdoor space.

Located in a desirable neighbourhood, the property is well placed for the local shops and amenities in Wingerworth with an abundance of country walks and public footpaths. Just a short distance from The Avenue Country Park. The property is also readily accessible for Ashover, Matlock and the Peak District, for transport links towards Chesterfield and the M1 Motorway.

- CHARMING DETACHED BUNGALOW
- SPACIOUS LIVING ROOM
- PVCu DOUBLE GLAZED CONSERVATORY
- STYLISH DINING KITCHEN & SEPARATE UTILITY ROOM
- THREE DOUBLE BEDROOMS, ONE WITH FITTED FURNITURE
- EN SUITE SHOWER ROOM & 4-PIECE FAMILY BATHROOM
- DRIVEWAY PARKING & ATTRACTIVE LANDSCAPED GARDENS
- EPC RATING: C

## General
Gas central heating
PVCu sealed unit double & triple internal glazed windows and doors
Security alarm system
Gross internal floor area - 109.6 sq.m./1180 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A composite front entrance door opens into a ...

## Entrance Hall

## Utility Room
6'1" x 5'7" (1.86 x 1.71)
Having space and plumbing for a washing machine, and space for a tumble dryer.

## Kitchen
16'10 x 13'1 (5.13m x 3.99m)
A lovely dining kitchen, being part tiled and fitted with a range of cream wall, drawer and base units with under unit lighting and complementary work surfaces, including an island unit.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances include a dishwasher, fridge, electric oven and 5-ring gas hob with glass splashback and extractor hood over.
Space is provided for an additional fridge/freezer.
Tiled floor.
PVCu triple glazed French doors overlook and open onto the rear of the property.

## Living Room
17'8 x 13'1 (5.38m x 3.99m)
A spacious reception room, fitted with bamboo laminate flooring and having a feature ornamental fireplace.
PVCu double glazed sliding patio doors give access into the ...

## PVCu Double Glazed Conservatory
17'3 x 9'7 (5.26m x 2.92m)
A lovely conservatory, being triple aspect and having a tiled floor and a door opening onto the rear garden.

## Inner Hall
Fitted with bamboo laminate flooring and having the loft hatch accessing a partially boarded fully insulated loft space with fitted store room and Velux window.

## Bedroom Three
10'3 x 8'4 (3.12m x 2.54m)
A front facing double bedroom fitted with laminate flooring and currently used as a study/office.

## Bathroom/WC
8'2 x 6'1 (2.49m x 1.85m)
Being part tiled and fitted with a 4-piece white suite comprising a panelled jacuzzi bath, shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Laminate floor.

## Bedroom One
11'11 x 9'6 (3.63m x 2.90m)
A front facing double bedroom having a range of fitted furniture to include wardrobes and overbed storage units. A door from here gives access into a...

## En Suite Shower Room
Being fully tiled and fitted with a white 3-peice suite comprising a shower cubicle with mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Chrome heated towel rail.

## Bedroom Two
11'11 x 7'9 (3.63m x 2.36m)
A front facing double bedroom.

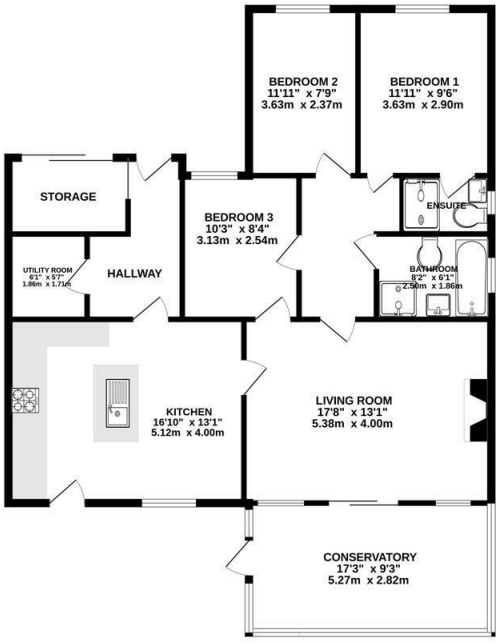
## Outside
A block paved driveway provides multiple off-street parking and leads to a useful Half garage with an 'up and over' door. There is also a lawned garden with decorative pebble bed, and a further bed of plants and shrubs.

A path leads down the side of the property to the enclosed landscaped rear garden which comprises a raised paved and deck patio area, and a circular paved patio area surrounded by decorative pebbles. Steps from here lead down to a gravelled path with beds either side of mature conifers, plants, trees and shrubs.

A further set of wooden steps lead down to a lawn with planted borders and a deck seating area beyond.

Two further steps lead down to a strawberry patch with greenhouse, shed and children's play area.

GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.




TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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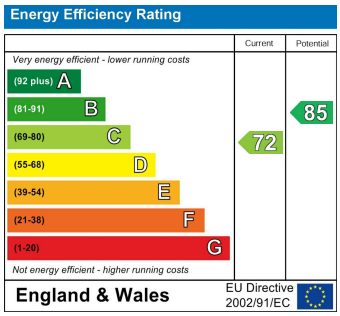


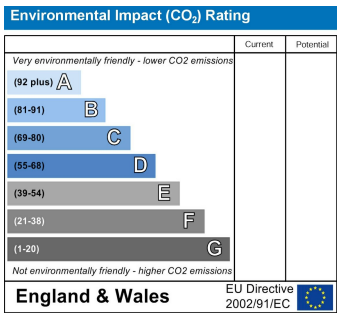


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## VIEWINGS

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, 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.

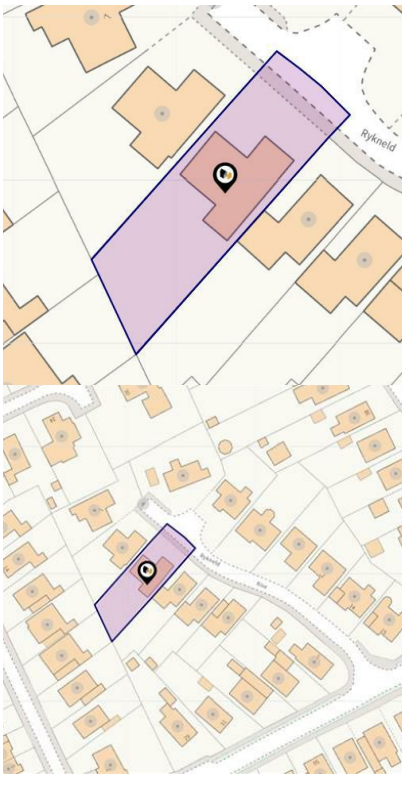
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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