



Cranford, 22 Nethermoor Road,
Wingerworth, S42 6LJ

OFFERS IN THE REGION OF

£489,950

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WILKINS VARDY

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EXTENDED FOUR BED HOME - GENEROUS SOUTH FACING PLOT - EXCLUSIVE LOCATION WITH VIEWS OVER ADJACENT FARMLAND

Set back from the main road and boasting plenty of off street parking and an attached garage, this well appointed double bay fronted detached dormer bungalow includes four good sized bedrooms, two at ground floor level and two at the upper floor. There is also a well equipped oak style kitchen and two modern bathrooms, together with a bay fronted dining room and a fantastic rear facing living room with garden room extension opening onto a generous south facing garden with views over adjacent farmland and towards Hardwick Wood.

Just a short distance from The Smithy Pond and the various village amenities in Wingerworth, the property is also situated close to nearby open countryside and ideally placed for routes towards the Motorway and into Chesterfield.

- Double Bay Fronted Detached Bungalow backing onto open fields with views towards Hardwick Wood
- Three Good Sized Reception Rooms
- Dual Aspect Fitted Kitchen with Integrated Appliances
- Rear Entrance Porch with Store Room off
- Two Ground Floor & Two First Floor Bedrooms
- Ground Floor Bathroom and First Floor Shower Room
- Attached Single Garage & Ample off Street Parking/Caravan Standing
- Mature Enclosed South Facing Rear Garden with Open Outlook
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Baxi 800 Series Combi Boiler - Installed in December 2023)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 152.1 sq.m./1637 sq.ft. (including Garage)

Council Tax Band - E

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door opens into an ..

Entrance Porch

Which leads to the ...

Entrance Hall

Fitted with parquet flooring and having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

Bedroom Three

12'9 x 11'4 (3.89m x 3.45m)

A good sized bay fronted double bedroom having a range of fitted wardrobes.

Dining Room

15'0 x 13'11 (4.57m x 4.24m)

A spacious bay fronted reception room.

Bedroom Four

8'4 x 8'3 (2.54m x 2.51m)

A single bedroom with side facing window, currently used as a study.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, semi recessed wash hand basin with storage below, and a concealed cistern WC.

Built-in storage cupboard.

LVT flooring.

Open Plan Living Room/Garden Room

Living Room

12'5 x 11'6 (3.78m x 3.51m)

A good sized reception room, fitted with engineered wood flooring and having a feature fireplace with marble surround and hearth, and an inset electric fire.

Garden Room

11'3 x 9'11 (3.43m x 3.02m)

Being dual aspect, fitted with engineered wood flooring and enjoying views over the rear garden and open countryside beyond.

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

Kitchen

11'10 x 11'10 (3.61m x 3.61m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge/freezer, dishwasher, electric double oven and 4-ring gas hob with concealed extractor over.

Space and plumbing is provided for a washing machine.

Tiled floor.

A glazed door gives access to a ...

Rear Entrance Porch

Being dual aspect and having two uPVC double glazed doors, one opening onto the rear of the property, and the other opening onto the side driveway. A further door opens to a useful store having a tiled floor, light and power.

On the First Floor

Landing

Master Bedroom

13'11 x 11'8 (4.24m x 3.56m)

A good sized double bedroom having a Velux window and two sets of double doors to eaves storage. A further door gives access to a large eaves storage space which houses the gas boiler.

Bedroom Two

13'4 x 11'8 (4.06m x 3.56m)

A good sized double bedroom having a Velux window and two sets of double doors to eaves storage. A further door gives access to a large eaves storage space.

Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a corner shower cubicle with electric shower, semi recessed wash hand basin with storage below, and a low flush WC.

Vinyl flooring.

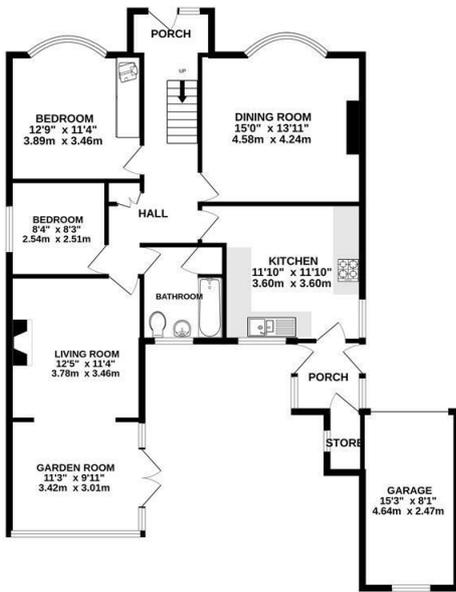
Outside

A large tarmac driveway with a raised corner bed of mature plants and shrubs, provides ample off street parking/caravan standing. The driveway continues down the side of the property to an attached single garage having light, power and water point. A gate to the other side of the property gives pedestrian access to the rear garden.

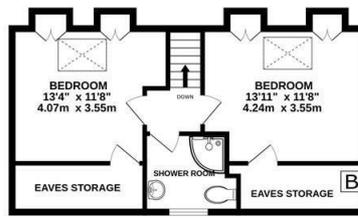
The enclosed, mature south facing rear garden which backs onto open fields, comprises a paved patio with steps leading down to a good sized lawn with block paved path and planted side borders. There is also a garden shed and two small outside storage areas.



GROUND FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.



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