



27 Nethermoor Road,
Wingerworth, S42 6LN

ASKING PRICE

£375,000


WILKINS VARDY

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WELL APPOINTED DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - GENEROUS PLOT

This detached house located on Nethermoor Road boasts a spacious 1,072 sq ft of living space, perfect for a growing family looking for their dream home. As you step inside, you are greeted by a large entrance hall, which gives you access into a modern fitted kitchen and a spacious dual aspect reception room which has bi-fold doors opening onto the rear of the property. With four good sized bedrooms, there is plenty of space for everyone to enjoy their own private sanctuary. The two bathrooms ensure that there will be no more morning rush-hour queues. The property also benefits from off street parking for up to three vehicles, and an enclosed rear garden.

Located in a sought after area, this house offers not just a place to live, but a lifestyle. Just a short distance from the various village amenities in Wingerworth, the property is also situated close to nearby open countryside/woodland walks and ideally placed for routes towards the Motorway and into Chesterfield.

- Detached Family Home on Generous Plot
- Spacious Dual Aspect Reception Room with bi-fold doors to the Rear
- Modern Fitted Kitchen & Separate Utility Room
- Ground Floor Shower Room & First Floor Bathroom
- Four Bedrooms, one of which is on the Ground Floor
- Ample Off Street Parking & Enclosed Rear Garden
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 99.6 sq.m./1072 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 matching glazed side panels opens into an ...

Entrance Hall

Having under stairs storage. A staircase rises to the First Floor accommodation.

Kitchen

9'11 x 8'10 (3.02m x 2.69m)
Fitted with a range of white wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and 4-ring gas hob with extractor over.
Space is provided for a fridge/freezer.
Quarry tile flooring.
A door gives access to a useful Pantry, and a uPVC double glazed stable style door gives access onto the side of the property.

Lounge/Diner

21'11 x 11'3 (6.68m x 3.43m)
A spacious dual aspect room having a feature stone fireplace.
Bi-fold doors overlook and open onto the rear of the property.
A further door opens into a ...

Utility Room

18'0 x 8'0 (5.49m x 2.44m)
Fitted with a range of hi-gloss base units and a 3-door tall unit, the base units having a complementary work surface over.
Inset stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Vinyl flooring.
Doors from here give access into a shower room and a guest bedroom.

Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Guest Bedroom

11'0 x 8'0 (3.35m x 2.44m)
A good sized front facing single/small double bedroom.

On the First Floor

Landing

Master Bedroom

11'7 x 11'3 (3.53m x 3.43m)
A good sized front facing double bedroom.

Bedroom Two

11'3 x 10'4 (3.43m x 3.15m)
A good sized rear facing double bedroom.

Bedroom Three

7'11 x 7'9 (2.41m x 2.36m)
A single/small double bedroom having some built-in storage.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler.
Vinyl flooring.


Outside


A large block paved driveway to the front on the property provides ample off street parking, and there is also a decorative corner gravel bed with plants and shrubs.

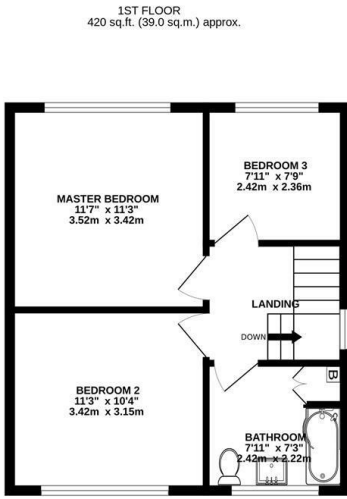
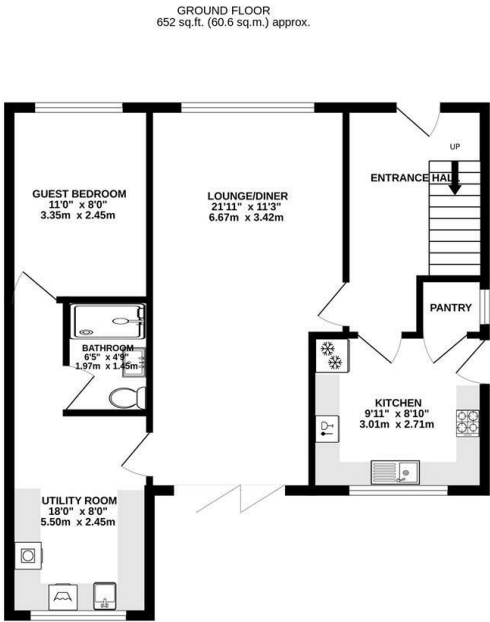
A gate gives access down the side of the property to the enclosed rear garden.

The enclosed rear garden comprises of a paved patio with steps leading down to a lawn with a paved path. There is also a large garden shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(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 



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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RICS

Relocation
agent
network

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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