



4 Welbeck Drive,  
Wingerworth, S42 6SN

OFFERS IN THE REGION OF

£285,000

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WILKINS VARDY

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# £285,000

WELL APPOINTED DETACHED BUNGALOW - MODERN KITCHEN & BATHROOM - CONSERVATORY - NO CHAIN

Offered for sale with no upward chain is this attractive detached bungalow offering 1059 sq. ft. of neutrally presented and well appointed living space, perfect for those seeking a comfortable and cosy home. The accommodation benefits from a welcoming dual aspect reception room, three good sized bedrooms, a modern kitchen and bathroom, and a lovely conservatory which overlooks the enclosed rear garden. There is also a detached single garage and ample off street parking.

Situated in a popular residential area, the property is well placed for accessing the local amenities in Wingerworth, and readily accessible for transport links towards Chesterfield Town Centre.

Don't miss out on the opportunity to make this charming bungalow your new home.

- Attractive & Well Appointed Detached Bungalow
- Spacious Dual Aspect Lounge/Diner
- Brick/uPVC Double Glazed Conservatory
- Detached Garage & Ample Off Street Parking
- NO UPWARD CHAIN
- Modern Dual Aspect Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Modern Bathroom/WC
- Gardens to the Front and Rear
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 98.4 sq.m./1059 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed door opens into an ...

## Entrance Porch

With a uPVC double glazed door opening into a ...

## Entrance Hall

Having a built-in storage cupboard.

## Bedroom One

14'7 x 9'11 (4.45m x 3.02m)

A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, overbed storage units and bedside cabinets.

## Lounge/Diner

20'0 x 13'5 (6.10m x 4.09m)

A spacious dual aspect reception room having a feature fireplace with an inset living flame coal effect gas fire.

## Kitchen

13'11 x 8'11 (4.24m x 2.72m)

A dual aspect room, fitted with a modern range of beech effect wall, drawer and base units with complementary work surfaces over, having tiled splashbacks.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, electric oven and hob with extractor hood over.

Included in the sale are the washing machine and the under counter fridge.

Chrome heated towel rail.

Tiled floor and downlighting.

A uPVC double glazed door gives access onto the side of the property.

## Bedroom Three

10'5 x 7'5 (3.18m x 2.26m)

A rear facing single bedroom having uPVC double glazed French doors which open into the ...

## Brick/uPVC Double Glazed Conservatory

15'10 x 9'3 (4.83m x 2.82m)

A good sized conservatory having a tiled floor and French doors which open to the rear garden.

## Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

A good sized rear facing double bedroom.

## Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, semi recessed wash hand basin with storage below and to the side, and a concealed cistern WC.

Vinyl flooring.

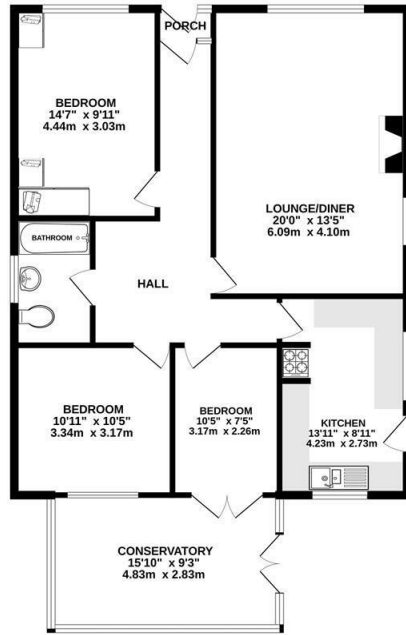
## Outside

To the front of the property there is a paved garden with raised borders and hedging. A block paved driveway provides ample off street parking and leads to a Detached Brick Built Garage.

To the rear of the property there is an enclosed garden comprising of a lawn with borders, and a patio area. There is also a greenhouse.



GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, 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 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		82
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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