2 Welbeck Drive,
Wingerworth, S42 6SN

£399,950

WILKINS VARDY

£399,950

DETACHED BUNGALOW - THREE/FOUR BEDS - GENEROUS CORNER PLOT - ATTACHED GARAGE

Offered for sale with no chain, is this delightful detached bungalow on Welbeck Drive offering a perfect blend of comfort and convenience. With three reception rooms, this property provides ample space for both relaxation and entertaining. The bungalow also features a fitted kitchen with integrated appliances, three comfortable bedrooms and a bathroom with separate WC. Outside, there is ample off street parking and an attached garage, together with mature gardens.

Occupying a generous corner plot, the property is situated within close proximity of local amenities, and readily accessible for transport links towards Chesterfield Town Centre.

- Detached Bungalow on Generous Corner Plot
- Fitted Kitchen with Integrated Appliances
- Three Reception Rooms
- Three/Four Bedrooms
- Bathroom & Separate WC
- NO UPWARD CHAIN
- Mature Gardens
- Attached Garage & Driveway Parking
- EPC Rating: D

General
Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system and CCTV installed
Gross internal floor area - 126.3 sq.m./1359 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed door gives access into an ...

Entrance Porch
Having an internal door opening to an ...

'L' Shaped Entrance Hall
Having two built-in cupboards.

Bedroom One
12'9 x 10'11 (3.89m x 3.33m)
A good sized front facing double bedroom, fitted with vinyl flooring and having a range of built-in wardrobes along one wall.

Bedroom Two
12'9 x 9'3 (3.89m x 2.82m)
A side facing double bedroom having two double wardrobes and over bed storage units.

Bedroom Three
8'11 x 7'11 (2.72m x 2.41m)
A rear facing single bedroom having a built-in double wardrobe with sliding doors.

Separate WC
Fitted with vinyl flooring and having a low flush WC.

Bathroom
Being fully tiled and fitted with a 2-piece suite comprising of a corner bath with bath/shower mixer tap and electric shower over, and a wash hand basin set within a marble worktop and having storage below.

Kitchen
10'2 x 8'10 (3.10m x 2.69m)
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, fridge, microwave oven, electric oven and a hob with concealed extractor over.
Serving hatch to the dining area.
A uPVC double glazed door gives access onto the rear of the property.

Lounge/Diner
25'11 x 12'6 (7.90m x 3.81m)
A spacious dual aspect reception room having a feature stone fireplace with tiled hearth, display niches/shelving and TV standing, together with an inset living flame coal effect gas fire.

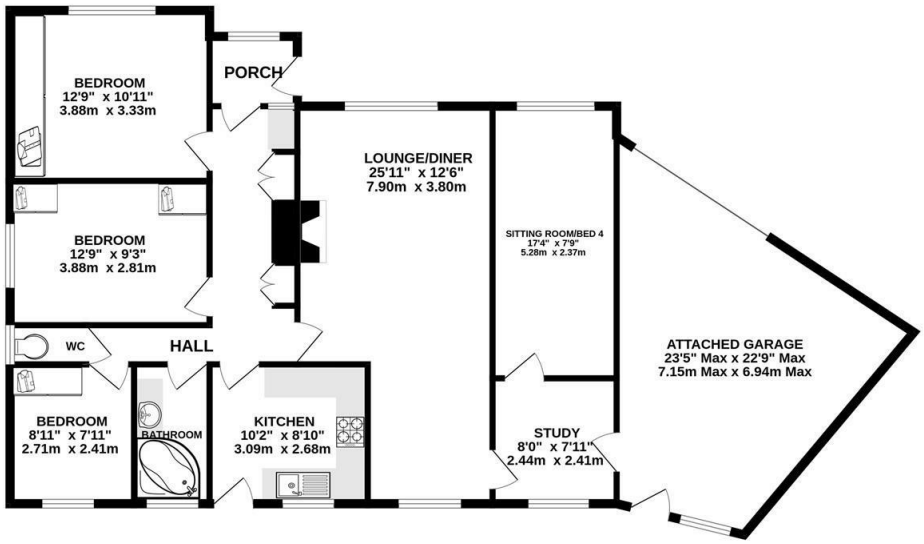
Study
8'0 x 7'11 (2.44m x 2.41m)
A versatile rear facing room having a door giving access to the attached garage, and a further door opening to a ...

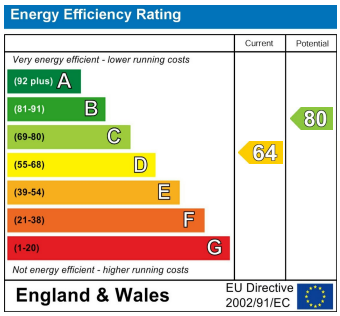
Sitting Room/Bedroom Four
17'4 x 7'9 (5.28m x 2.36m)
A good sized versatile front facing room.

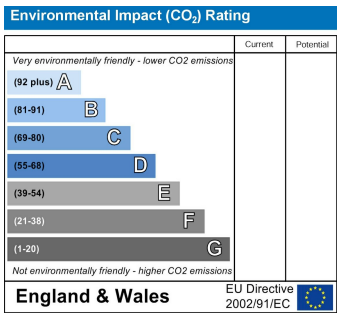
Outside
The property sits on a generous corner plot with double gates opening onto a printed concrete drive which provides off street parking and leads to the Attached Garage (23'5 x 22'9) having an electric roller door, rear personnel door, light and power. There is also a mature border of plants, shrubs and trees.

There is a lawned garden to the side, and to the rear there is an enclosed garden which is laid to lawn and has mature planted borders, an ornamental garden pond with bridge, and a paved area with pagoda. A gate gives access to a vegetable garden and two greenhouses.

GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.







TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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.

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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk