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estate agents

**19 Longedge Rise**

Wingerworth, Chesterfield, S42 6NX

**£475,000**

# 19 Longedge Rise

Wingerworth, Chesterfield, S42 6NX

Early viewing is absolutely imperative to fully appreciate this EXTENDED FOUR BEDROOM/THREE BATHROOM DETACHED FAMILY HOUSE, situated in this very sought after cul de sac with enviable South facing rear gardens and views over open fields! Located in one of Wingerworth's most desirable locations, with a semi rural setting and being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre and on the edge of the Peak District.

Offering 1650 sq ft of well proportioned & versatile family living space which benefits from uPVC double glazing & gas central heating with a Combi boiler. Internally the immaculately presented accommodation is complimented with stylish decor throughout and quality Karndean flooring to the ground floor. Comprises:- extended entrance hallway with Gym/store room, coats/shoe cupboard & cloakroom/WC. Superb family reception room with wood burner, impressive open plan kitchen/dining/living space and is open plan to the fabulous rear orangery and utility.

To the first floor the property has a magnificent principal double bedroom with dressing area and exquisite en suite bathroom with rear views over open fields, second double bedroom with en suite shower room, rear third double bedroom and fourth versatile bedroom/office/home working- both of these bedrooms enjoys views over open fields. Luxury family bathroom with modern contemporary 3 piece suite.

Impressive Resin and cobble block front driveway which was completed in 2024 and provides ample parking for several vehicles/caravan standing. Resin footpaths to either side of the property through secure gates to the rear. Superb South facing landscaped rear garden which is privately enclosed behind mature conifer screen hedging. Stone patio and low brick walling with steps to upper well tended lawn & corner stone laid sun terrace which provides a perfect setting for family & social entertainment!

### Additional Information

- Gas Central Heating -Combi Boiler that is located in the loft and is annually serviced.
- uPVC double glazed windows/facias/soffits
- Quality Karndean flooring to the ground floor
- Security Alarm System
- Cavity Wall Insulation
- Gross Internal Floor Area -154.0 Sq.m/ 1657.2 Sq.Ft.
- Council Tax Band - C
- Secondary School Catchment Area-Tupton Hall School

### Spacious Entrance Hall

16'3" x 7'5" (4.95m x 2.26m)

A welcoming entrance into the property with front composite door. Feature radiator and Karndean flooring.





### Inner 'L' shaped Hallway

12'6" x 6'2" (3.81m x 1.88m)

Karndeian flooring and with access to the Gym and ground floor living accommodation. There is a coat/shoe cupboard and further downstairs additional storage cupboard. Stairs climb to the first floor.

### Gym/Store Room

14'3" x 3'11" (4.34m x 1.19m)

A great versatile room which is currently used as a gym but provides the option of further storage space if preferred. Karndeian flooring. Wall TV point and downlighting.

### Cloakroom/WC

5'4" x 3'2" (1.63m x 0.97m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin set within attractive vanity cupboards. Karndeian flooring.

### Superb Reception Room

18'2" x 10'11" (5.54m x 3.33m)

Generously proportioned, light and airy family living room with front aspect bay window. Feature inset brick fireplace with Oak lintel and wood burner. Karndeian flooring.

### Impressive Kitchen/Dining/Living Space

26'2" x 10'2" (7.98m x 3.10m)

This is a truly fabulous family living/dining and superb kitchen space which was re-fitted to an exceptionally high standard in 2020. Comprising of a quality range of Grey gloss base and wall units with larder pull-out and wine chiller. Complimentary granite work surfaces with upstands, inset sink and feature brick style splash back tiling. Integrated electric oven and microwave, gas hob and chimney extractor fan. Integrated dishwasher and space for American style fridge freezer. Breakfast Bar seating, feature wall radiator, Karndeian flooring and downlighting. Open plan access into the Orangery and Utility Room.

### Fabulous Orangery

11'5" x 9'7" (3.48m x 2.92m)

Superb additional family living space is provided with this beautiful Orangery which provides views over the rear gardens and access via French doors onto the patio. Completely with stylish dual colour uPVC windows and 'Lantern' style roof the Orangery benefits from underfloor heating.

### Utility Room

7'5" x 6'6" (2.26m x 1.98m)

Complimentary range of base and wall units with work surfaces over. Space is provided for washing machine and Freezer.

### First Floor Landing

12'2" x 9'6" (3.71m x 2.90m)

Access via a retractable ladder to the insulated loft space where the Combi Boiler is located. This was installed in 2008 and is regularly serviced.

### Splendid Principal Double Bedroom

14'11" x 12'7" (4.55m x 3.84m)

Well proportioned principal double bedroom suite which enjoys elevated rooftop views with two front aspect windows. Attractive feature ceramic walling and radiators. Access to the Dressing Area and En Suite.

### Dressing Room

8'8" x 7'5" (2.64m x 2.26m)

Comprising of a full range of fitted Gloss fronted sliding wardrobes which provide surplus amounts of hanging space, drawers and shelving.

### Exquisite En- Suite Bathroom

8'2" x 7'5" (2.49m x 2.26m)

Impressive 4 piece contemporary bathroom suite which includes a fabulous bath with fountain taps, separate shower area with mains rain shower, low level WC and wash handbasin presented within a wall mounted Gloss vanity cupboard. Anthracite heated towel rail and downlighting. Views are enjoyed over open fields to the rear.





### Front Double Bedroom Two

11'5" x 10'6" (3.48m x 3.20m)

A second double bedroom with front aspect window. Range of fitted wardrobes with mirror fronted sliding doors. Access to the en suite shower room.

### En-Suite Shower Room

5'9" x 4'8" (1.75m x 1.42m)

Being partly tiled and comprising of a 3 piece White suite which includes a shower cubicle with mains shower, wash hand basin and low level WC. Anthracite heated towel rail.

### Rear Double Bedroom Three

10'8" x 9'0" (3.25m x 2.74m)

This is a third spacious double bedroom which enjoys rear views over the gardens and open fields beyond.

### Rear Single Bedroom Four

8'11" x 6'6" (2.72m x 1.98m)

This is a versatile fourth bedroom which could also be used for office or home working space. This bedroom also enjoys views over the rear garden and open fields beyond.

### Luxury Family Bathroom

6'6" x 5'9" (1.98m x 1.75m)

Comprising of a 3 piece modern White suite which includes a superb free standing roll top bath with floor standing shower attachment, low level WC and wash hand basin set upon White vanity cupboard. Heated towel rail.

### Outside

Impressive Resin and cobble block front driveway which was completed in 2024 and provides ample parking for several vehicles/caravan standing. Resin footpaths run along either side of the property and lead through secure gates to the rear gardens. Pod Point electric car charge point

Superb South facing landscaped rear garden which is privately enclosed behind mature conifer screen hedging. Stone patio and low brick walling with steps to upper well tended lawn and corner stone laid sun terrace which provides a perfect setting for family and social entertaining. Garden shed, rear outside lighting and water tap(hot and cold water)



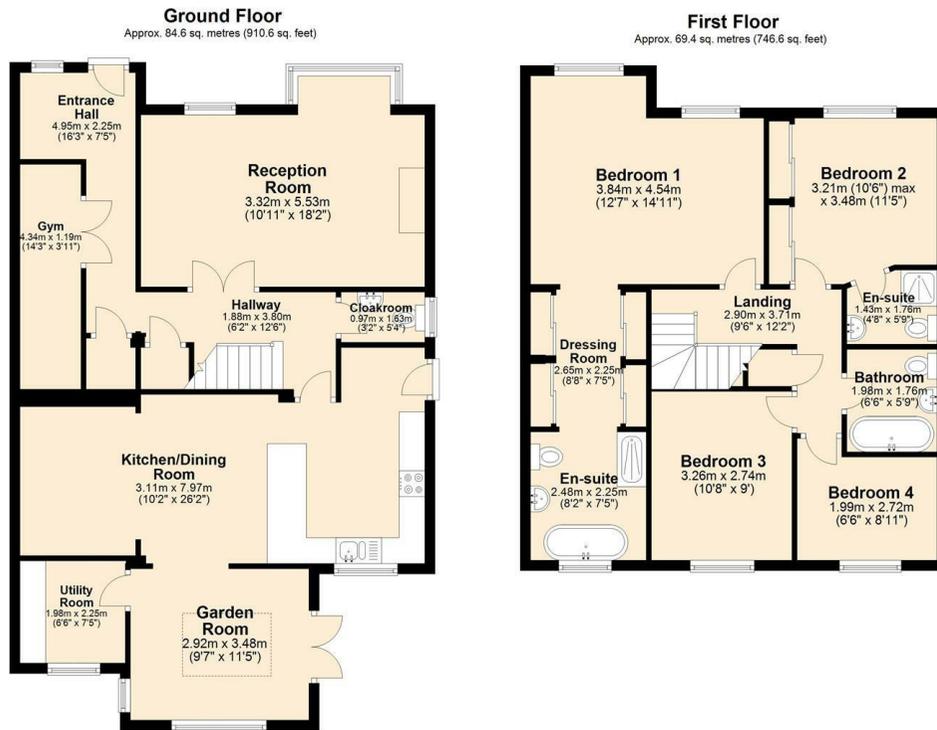
### School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

## Floor Plan

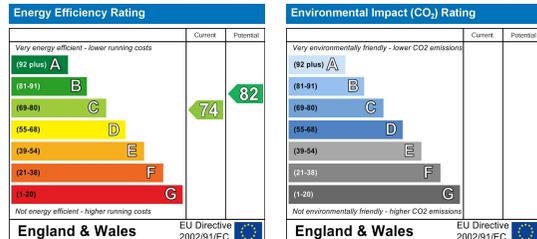


Total area: approx. 154.0 sq. metres (1657.2 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

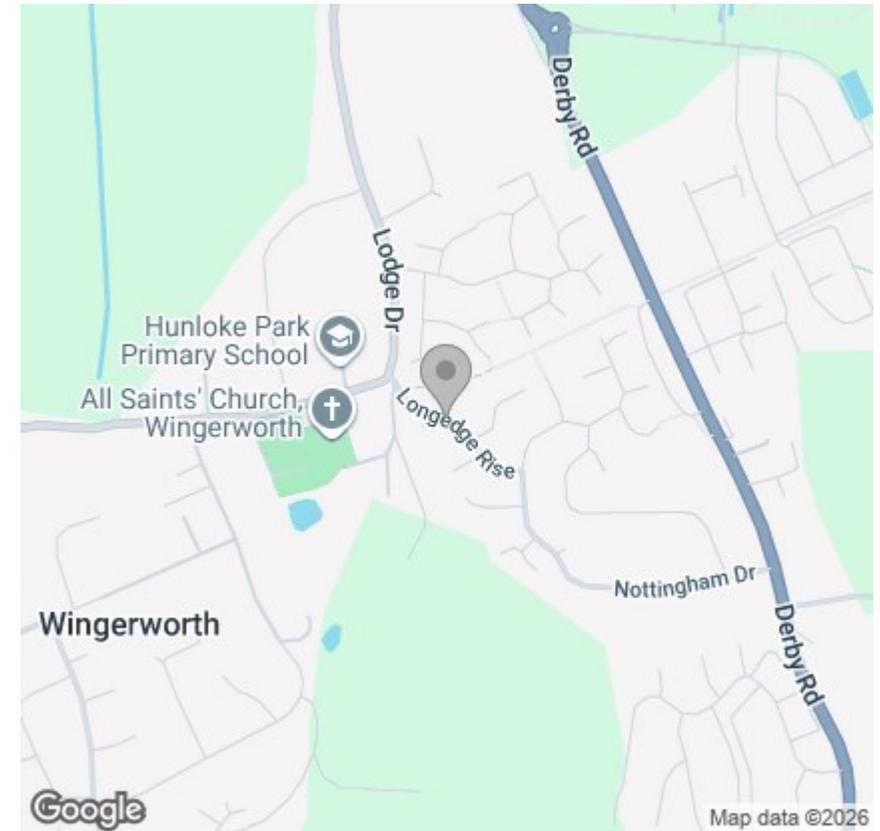
## Energy Efficiency Graph



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## Area Map



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, 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.

