wards
estate agents

19A Mill Crescent

Wingerworth, Chesterfield, S42 6NN

Offers in the region of £260,000

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Offered with NO ONWARD CHAIN!

Early viewing is recommended to fully appreciate this generously proportioned TWO DOUBLE BEDROOM DETACHED BUNGALOW which is situated in a sought after cul de sac in a highly sought-after location in Wingerworth, offering a blend of convenience and tranquillity. Situated just a short walk to Hunloke Park Primary & Preschool, making it an ideal home for families. It also offers easy access to local amenities, including pubs, shops, and beautiful country walks, perfect for those who enjoy outdoor pursuits. Commuters will benefit from excellent transport links with M1 access at Junction 29 just a short drive away.

Internally the property does require a scheme of modernisation and currently benefits from Aquair Heat System & Combi Boiler for hot water, wooden frames with sealed unit double glazing and comprises of side entrance porch into a spacious entrance hallway, cloakroom/WC family reception room, dining room with access to the Conservatory and external balcony/sun terrace with views over the fabulous gardens. Kitchen and utility room with access to the garage. Two double front bedrooms and half tiled shower room with 4 piece suite. Great potential for loft conversation (STPP)

Large block paved front driveway provides plenty of car parking/caravan/camper van parking. Stone rockery and side gates lead to the rear.

Generous South Westerly garden with superb substantial fenced boundaries. Well maintained artificial lawns with decorative Plum slate borders which are set with an abundance of mature shrubbery, trees and planting. A perfect setting for family & social outside entertaining and enjoyment. Excellent under house garden/storage facility.

Additional Information

Aquair Heat System- a water-to-air heat exchange system
Ideal Combi gas boiler provides hot water
Wood framed seal unit double glazed windows
uPVC facias/soffits/guttering
Gross Internal Floor Area -139.6 Sq.m/ 1502.6 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Tupton Hall School

Side Entrance Porch

4'5" x 3'6" (1.35m x 1.07m)

Side aluminium door leads into the porch area with internal glazed door into the hallway.

Entrance Hall

11'0" x 7'8" (3.35m x 2.34m)

Spacious entrance hallway.

Cupboard
3'6" x 3'0" (1.07m x 0.91m)
Walk in cupboard provides good storage.

Reception Room
15'6" x 14'0" (4.72m x 4.27m)
Generous family reception room with feature exposed brick fireplace wall with marble hearth and gas-fire.

Dining Room
10'0" x 8'7" (3.05m x 2.62m)
A second reception room with uPVC patio doors leading to the Conservatory.

Conservatory
18'4" x 6'3" (5.59m x 1.91m)
Having fabulous views over the rear gardens. French doors lead to the sun terrace/balcony and awning. Wrought iron railings and gate to steps which lead down to the gardens.

Balcony
15'7" x 7'3" (4.75m x 2.21m)
Lovely views over the rear gardens and surround aspect. Sun awning is included. Steps lead down to the gardens.

Kitchen
10'0" x 9'10" (3.05m x 3.00m)
Comprises of a range of base and wall units with work surfaces with inset composite sink and tiled splash backs. Integrated oven, gas hob and extrctor fan.

Utility Room
9'10" x 7'5" (3.00m x 2.26m)
Spacious utility area with space for washing machine, dryer and freezer. Ideal Combi boiler provides hot water. Access to the loft space which has spray foam insulation. Door leads into the garage.

Front Double Bedroom One
13'0" x 11'10" (3.96m x 3.61m)
A good sized main double bedroom with range of built in wardrobes. Access to the en-suite.

En - Suite Shower Room
7'7" x 2'10" (2.31m x 0.86m)
Comprising of a 3 piece suite which includes a shower cubicle with mains shower, wash hand basin set in vanity cupboard and low level WC

Front Double Bedroom Two
11'10" x 9'7" (3.61m x 2.92m)
A second double bedroom with range of triple built in wardrobes.

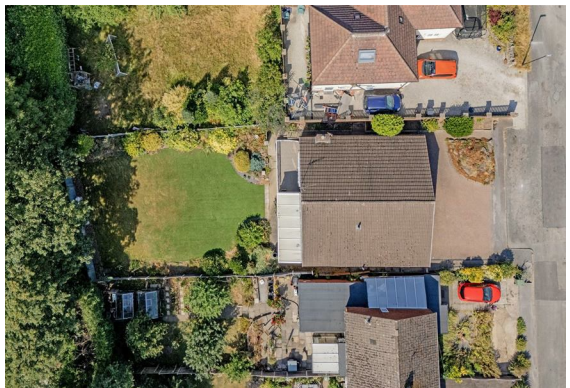
Shower Room
10'7" x 9'1" (3.23m x 2.77m)
Being half tiled and comprising of a 4 piece suite which includes a double walk in shower enclosure with mains shower, pedestal wash hand basin, bidet and low level WC.

Attached Garage
17'10" x 9'10" (5.44m x 3.00m)
Having lighting, power and electric door. Side Personal door and door into the utility.

Lower Ground Floor Store Room
33'9" x 6'3" (10.29m x 1.91m)
A fabulous under house storage space with lighting.

Outside
Large block paved front driveway provides plenty of car parking/caravan/camper van parking. Stone rockery and side gates lead to the rear.

Generous South Westerly garden with superb substantial fenced boundaries. Well maintained artificial lawns with decorative Plum slate borders which are set with an abundance of mature shrubbery, trees and planting. A perfect setting for family & social outside entertaining and enjoyment. Excellent under house garden/storage facility.

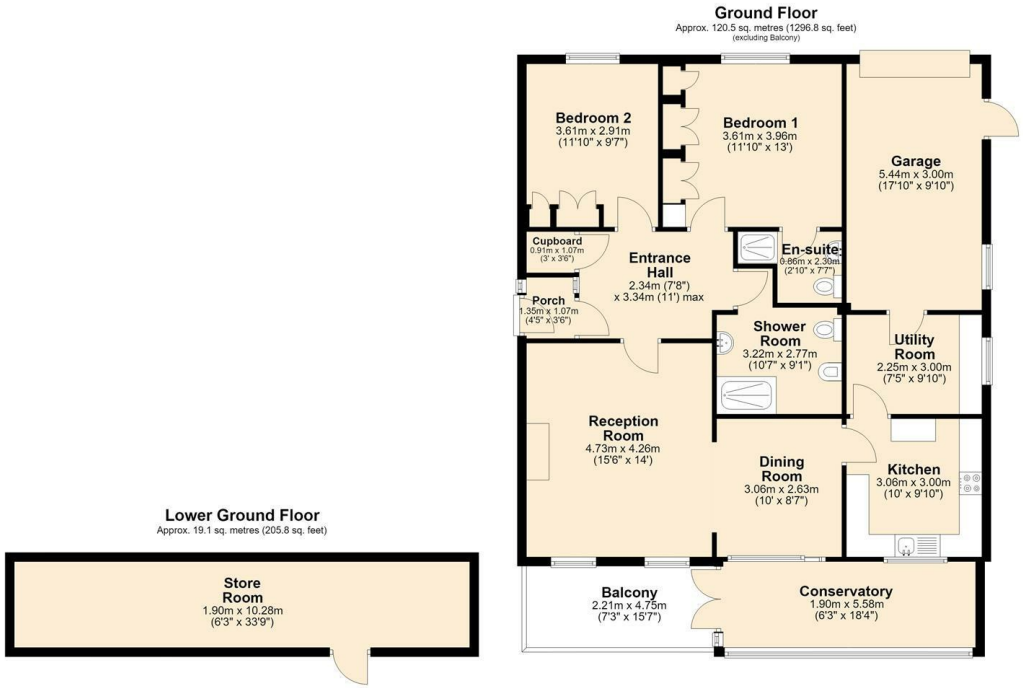


School catchment areas

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.

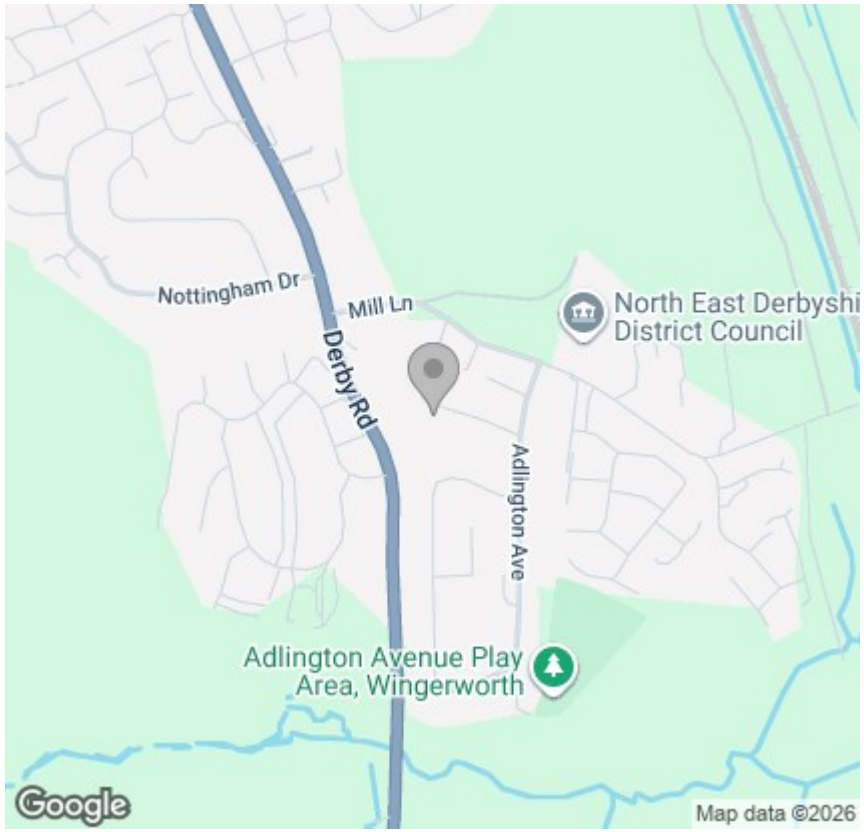
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 139.6 sq. metres (1502.6 sq. feet)

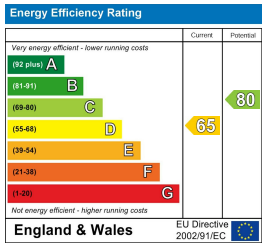
Area Map

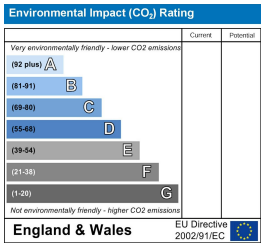


Viewing

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





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.

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