



w**ards**
estate agents

114 Chartwell Avenue
Wingerworth, Chesterfield, S42 6SP

Guide price £600,000

114 Chartwell Avenue

Wingerworth, Chesterfield, S42 6SP

Guide Price £600,000 - £625,000

Offered with No Chain & Immediate Possession! Early viewing is highly recommended of this immaculately presented & maintained FOUR DOUBLE BEDROOM/TWO BATHROOM EXTENDED EXECUTIVE DETACHED FAMILY HOUSE which benefits from Sun Blessed South West rear landscaped gardens and views over open countryside!

Located in one of Wingerworth's most desirable locations, with a semi rural setting and being extremely well placed for local shops, reputable schooling & amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre & on the edge of the Peak District with easy access to the countryside including walks to Stubbing Pond & Stubbing Woods.

Internally the exceptional family accommodation benefits from gas central/Combi boiler (serviced 2025) and uPVC double glazing/facias/soffits. There is scope for attic conversion/rear extension (STPP)

Comprising of:- open porch, spacious entrance hallway, refitted cloakroom/WC, splendid family reception room with patio doors onto the patio & splendid views. Study, integrated dining kitchen & re-fitted utility. To the first floor:-impressive galleried landing principal double bedroom with stunning views, fitted wardrobes & exquisite en-suite shower room with 4 piece suite, three further double bedrooms with fitted wardrobes and luxury tiled family bathroom with 4 piece suite.

Front Boscrete pressed driveway provides ample car parking spaces and leads to the double garage. Secure side gates lead to the rear. Fabulous sun blessed SOUTH WEST FACING landscaped rear garden plot with ABSOLUTELY STUNNING VIEWS over open fields and countryside. Limestone patio area with beautiful custom made sheltered Gazebo and remote sun Awning which creates a perfect setting for family and social external fresco dining and entertaining/enjoyment. Well tended lawns and established mature borders set with an abundance of shrubbery, plants, trees and seasonal planting.

Additional Information

Gas Central Heating- Vaillant Combi Boiler - serviced 2025

uPVC Double Glazed windows/facias/soffits/end ridges

Security Alarm System

Bespoke custom made stairlift available if required.

Gross Internal Floor Area-224.9 Sq.m/ 2420.4 Sq.Ft.

Council Tax Band - F

Secondary School Catchment Area -Tupton Hall School

Front Porch

5'5" x 4'6" (1.65m x 1.37m)

Open front porch. Composite entrance door with side glazed panels into the hallway.

Spacious Entrance Hall

14'7" x 11'6" (4.45m x 3.51m)

Welcoming entrance hallway with quality Karndeane flooring. Beautifully staircase leads to the galleried first floor landing. Useful under stairs store cupboard.





Cloakroom/WC

8'7" x 5'2" (2.62m x 1.57m)

Comprising of a 2 piece suite which includes low level WC and wash hand basin both set in vanity units. Half panelled walls and double/single store cupboard. Down lighting and tiled flooring.

Reception Room

23'10" x 13'4" (7.26m x 4.06m)

Beautifully presented light and airy family reception room with front aspect bay window and patio doors providing lovely views over the landscaped gardens and open fields beyond. Wall mounted feature log effect electric fire, remote controlled. Wall lighting, radiator covers, feature coving and Karndean flooring compliment this room.

Study

12'0" x 9'11" (3.66m x 3.02m)

A versatile room which is currently used as a study/home working but could also be either a formal dining room or ground floor bedroom if required. Range of quality fitted book shelving and storage cupboards. Superb views are enjoyed through the rear aspect window over the gardens and open countryside beyond.



Open Plan Dining Room

14'11" x 10'10" (4.55m x 3.30m)

A pleasant dining area with French doors lead onto the patio and gardens with glorious extensive views towards the open fields.

Integrated Open Plan Kitchen

15'1" x 10'0" (4.60m x 3.05m)

Comprising of a range of 'Shaker' base and wall units with complimentary work surfaces having an inset sink and tiled splash backs. Integrated electric oven, microwave, induction hob with chimney extractor fan and coffee machine. Integrated dishwasher and fridge. Breakfast Bar area with storage cupboards below. Downlights and door leading into the inner lobby which gives access to both the utility and to the garage.

Utility Room

10'4" x 5'5" (3.15m x 1.65m)

Attractively re-fitted utility room with a range of modern Grey fronted units with complimentary work surface having an inset sink and feature tiled splash back. Integrated double oven and microwave. Wall mounted Vaillant Combi boiler. Space and plumbing for washing machine. Tiled floor and rear aspect window with lovely views. Inner lobby with access to the garage and a uPVC door to the side with access to rear of the property



First Floor Galleried Landing

13'7" x 10'0" (4.14m x 3.05m)

A superb staircase leads up to this spacious first floor galleried landing with a feature arched window with shutters to the front aspect. Two storage cupboards provide hanging and shelves space. Access via a retractable ladder to the insulated loft space which has lighting, power, some boarding and three rear Velux windows. Provides excellent scope for loft conversion (STPP) There is a further range of useful storage cupboards.

Rear Double Bedroom One

13'4" x 12'11" (4.06m x 3.94m)

Well proportioned main double bedroom with enviable views over open countryside! Full range of quality fitted wardrobes. Access to the en suite.

Stunning En-Suite

10'8" x 9'8" (3.25m x 2.95m)

Being fully tiled and superbly fitted with an exquisite 3 piece suite. Includes a fabulous panelled walk in shower area with mains rainfall shower, wall hung wash hand basin set within an attractive vanity unit and low level WC. Large chrome heated towel rail and wall mirror. Additional large linen/toiletty storage cupboard. Karndean flooring.

Front Double Bedroom Two

14'3" x 10'7" (4.34m x 3.23m)

A second generous double bedroom with front aspect window. Two double fitted wardrobes.





Rear Double Bedroom Three

16'8" x 15'6" (5.08m x 4.72m)

Superb generously proportioned double bedroom with rear aspect window. Triple fitted wardrobe.

Front Double Bedroom Four

10'11" x 9'7" (3.33m x 2.92m)

Fourth double bedroom with front aspect window.

Luxury Family Bathroom

10'1" x 7'7" (3.07m x 2.31m)

Fabulous feature tiled family bathroom comprising of a quality 4 piece suite. Including a panelled shower enclosure with mains rainfall shower, bath, wall hung wash hand basin within vanity unit and enclosed low level WC. Two large chrome heated towel rail. Down lighting and tiled flooring. Wall mirror fronted vanity cabinet.

Outside

Front and side hedged boundaries, mature garden lawn and stocked side border. Boscrete pressed driveway provides ample car parking spaces and leads to the double garage. Secure side gates lead to the rear.



Fabulous sun blessed SOUTH WEST FACING landscaped rear garden plot with ABSOLUTELY STUNNING VIEWS over open fields and countryside. Limestone patio area with beautiful custom made sheltered Gazebo and remote sun Awning which creates a perfect setting for family and social external fresco dining and entertaining/enjoyment. Well tended lawns and established mature borders set with an abundance of shrubbery, plants, trees and seasonal planting.

(Seasonal photos included) Outside lighting and water tap. Side Greenhouse.

Double Garage

16'0" x 15'11" (4.88m x 4.85m)

Remote controlled roller door. Consumer unit. Light and power. Internal rear access door.



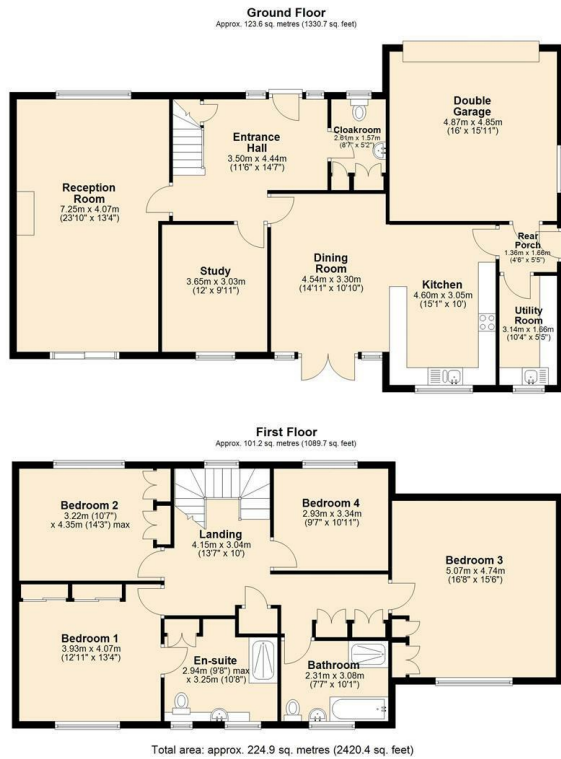
School catchment areas

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.

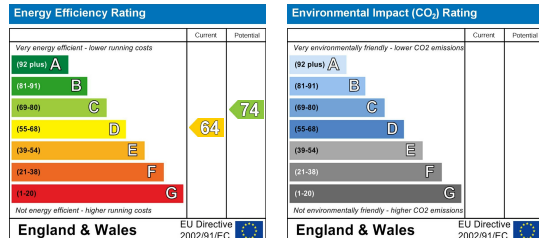
Floor Plan



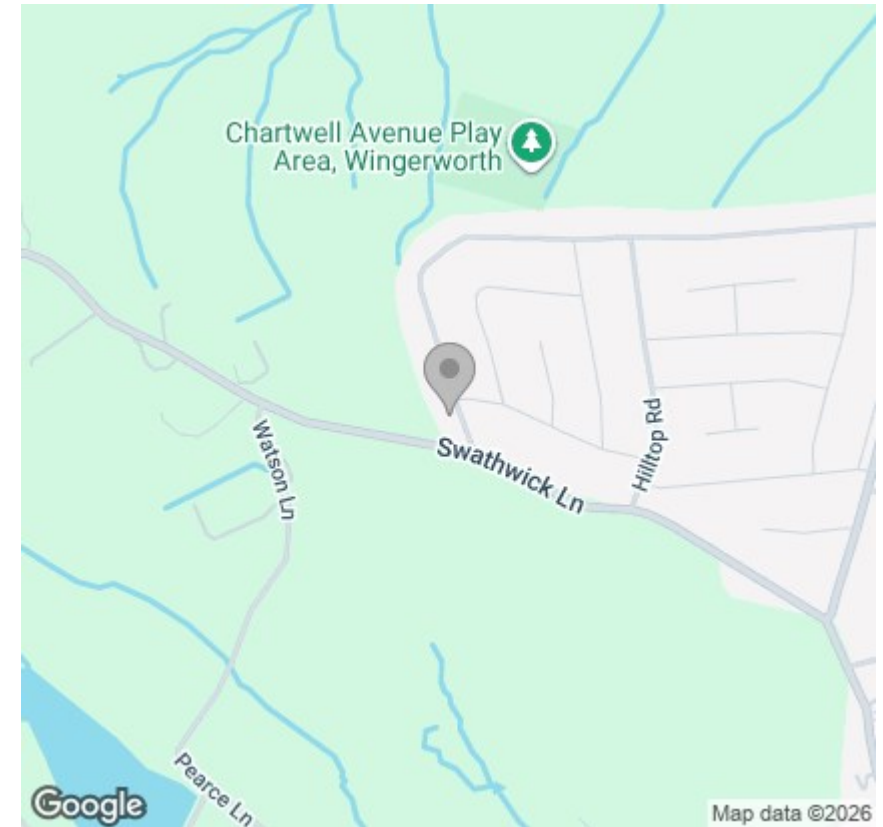
Viewing

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



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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

