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estate agents

**22 Elm Tree Drive**

Wingerworth, Chesterfield, S42 6QD

**Guide price £625,000**

## 22 Elm Tree Drive

### Wingerworth, Chesterfield, S42 6QD

Guide Price £625,000 - £650,000

We are delighted to present a rare and unique opportunity to acquire this 'Forever Family Home!' Early viewing is absolutely imperative to fully appreciate this stylishly presented and generously proportioned FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED EXECUTIVE HOUSE. Situated in arguably one of the best locations in the village of Wingerworth on the outskirts of the market town of Chesterfield. Located in this extremely sought after cul de sac with a semi rural setting & 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 also on the edge of the Peak National Park.

Internally the neutrally decorated family accommodation benefits from gas central heating with a Combi boiler (new in 2023) and wood framed sealed unit double glazed windows. Comprising of spacious reception hallway with feature staircase, cloakroom/WC, formal dining room, family reception room with attractive period style fireplace, Shaker Style kitchen, utility and a versatile sun room which could be used for office/study or home working. To the first floor principal double bedroom with range of fitted wardrobes and exquisite en suite shower room, three further double bedrooms and luxury family bathroom with quality 3 piece suite including a free standing bath. Front and side driveway provides ample car standing for several vehicles and provides access to the Integral double garage. Side access to the rear gardens is provided to both sides of the property.

Absolutely fabulous privately enclosed landscaped gardens with the benefit of a superb woodland aspect and superb large patio which provide an excellent setting for family and social outside fresco dining and entertainment! Good sized manicured lawns and meticulously tended well stocked borders having an abundance of mature shrubbery and trees. Side plum slate sun patio area with Summer House.

#### Additional Information

Gas Central Heating-Ideal Combi boiler installed in 2023  
Wooden framed sealed unit double glazed windows which are leaded  
All carpets, curtains & blinds included  
All light fittings apart from main bedroom & dining room light.  
Gross Internal Floor Area-180.3Sq.m/1941.1Sq.Ft.  
Council Tax Band -F  
Secondary School Catchment Area - Tupton Hall School

#### Spacious Entrance Hall

14'6" x 11'0" (4.42m x 3.35m)

Front wooden entrance door leads into the spacious reception hallway with feature staircase leading to the first floor. Useful under stairs storage cupboard.

#### Cloakroom/WC

8'1" x 5'3" (2.46m x 1.60m)

Comprising of a two piece suite which includes pedestal wash hand basin and low level WC. Useful store/linen/toiletry cupboard.





### Shaker Style Kitchen

14'10" x 9'11" (4.52m x 3.02m)

Comprising a range of base and wall units with complimentary work surfaces with tiled splash backs and inset composite sink. Integrated oven and microwave, halogen hob with extractor fan above and integrated dishwasher. Wooden effect flooring.

### Utility Room

8'6" x 6'6" (2.59m x 1.98m)

With space and plumbing for washing machine, space for fridge freezer and very useful range of storage cupboards. Door leading to the rear gardens. Access to the Snug and rear access door into the garage.

### Snug

9'11" x 8'6" (3.02m x 2.59m)

A versatile snug which could also be very useful as office/study/home working space. Enjoys views over the lovely rear patio and gardens.

### Dining Room

11'11" x 9'10" (3.63m x 3.00m)

A good sized formal dining room with rear aspect window overlooking the landscaped gardens.

### Reception Room

23'4" x 11'11" (7.11m x 3.63m)

Generously proportioned family reception room which is stylishly presented and with a lovely feature period fireplace having tiled side insets and marble hearth with gas fire. French doors lead onto the rear patio and landscaped gardens. Wall lighting.

### First Floor Galleried Landing

12'3" x 10'8" (3.73m x 3.25m)

A feature staircase climbs to the first floor with a nice galleried landing with access to all bedrooms and family bathroom. There is access to the attic space.

### Principal Double Bedroom

13'6" x 11'10" (4.11m x 3.61m)

A spacious and nicely presented main double bedroom which enjoys pleasant rear aspect views over the gardens and woodland beyond. Complimented with a full range of floor to ceiling fitted wardrobes

### Exquisite En-suite Shower Room

10'4" x 4'4" (3.15m x 1.32m)

Being fully tiled and comprises a 'Wet' shower area with mains shower, wash hand basin and low level WC are set in a lovely range of vanity cupboards. Shaver point. Quality Karndeian flooring.

### Rear Double Bedroom Two

13'6" x 9'6" (4.11m x 2.90m)

Second double bedroom again enjoying a rear aspect over the well presented gardens and woodland beyond.

### Front Double Bedroom Three

11'10" x 9'5" (3.61m x 2.87m)

Third double bedroom with front aspect window.

### Front Bedroom Four

9'5" x 9'0" (2.87m x 2.74m)

A fourth versatile bedroom which could also be used as office/study or home working space.

### Family Bathroom

10'4" x 5'4" (3.15m x 1.63m)

Being fully tiled and comprises a 3 piece luxury suite which includes a free standing bath with additional shower hose attachment, wash hand basin set on an attractive vanity unit, low level WC and chrome heated towel rail. Quality Karndeian flooring.

### Integral Double Garage

17'1" x 16'9" (5.21m x 5.11m)

The Ideal Combi boiler- installed in 2023 is located in the double garage. There is lighting and power and remotely controlled garage doors to the garage.

### Outside

Front and side driveway provides ample car standing for several vehicles





and provides access to the Integral double garage. Side access to the rear gardens is provided to both sides of the property.

Absolutely fabulous privately enclosed landscaped gardens with the benefit of a superb woodland aspect and superb large patio which provide an excellent setting for family and social outside fresco dining and entertainment! Good sized manicured lawns and meticulously tended well stocked borders having an abundance of mature shrubbery and trees. Side plum slate sun patio area with Summer House. Substantial conifer screen hedge boundaries.



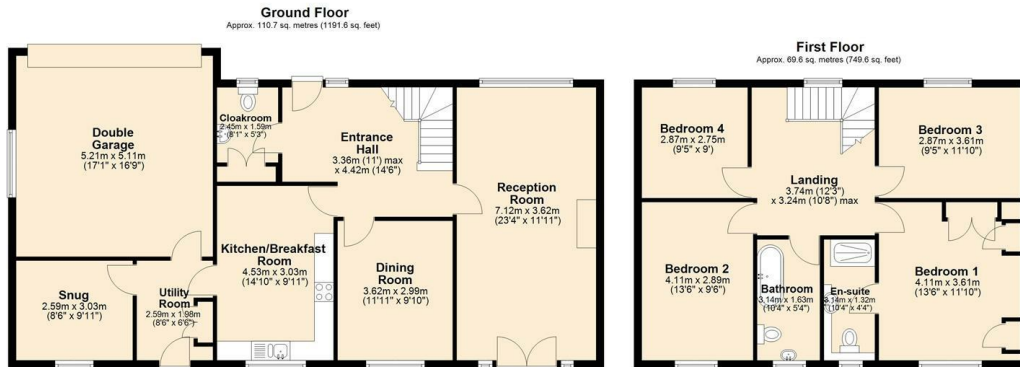
### School catchment areas

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

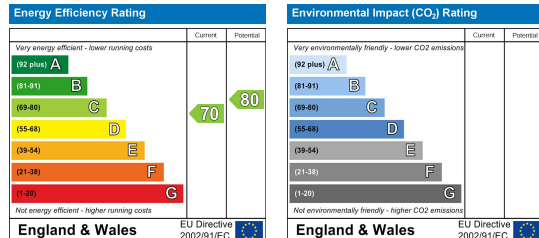


Total area: approx. 180.3 sq. metres (1941.1 sq. feet)

## 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.

