wards
estate agents

9 Fishponds Close

Wingerworth, Chesterfield, S42 6XD

Guide price £240,000

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Early viewing is recommended of this THREE DOUBLE BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE. Situated in an enviable, elevated position within this sought after cul de sac which is located in one of Wingerworth's semi rural settings 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.

Generously proportion extended family accommodation is well maintained and presents the option for further side/rear extension (subject to consents). Benefits from gas central heating (Combi boiler new in 2023 & serviced) uPVC double glazing and internally comprises:- front porch, entrance hall, through family reception room, extended dining room, integrated kitchen. On the first floor main double bedroom with range of fitted wardrobes, second rear double and third versatile double bedroom which is currently used for home working. Fully tiled family bathroom with 3 piece suite.

Front driveway provides ample car parking spaces. Pathway at the side leads to the rear gardens.

Good sized rear enclosed gardens with side wrought iron secure gate and concrete low maintenance patio area. Low level stone walling with steps to the upper lawn with ranch style fencing. Further stone patio area. Garden shed.

Additional Information
Gas Central Heating -Worcester Bosch Combi Boiler (New in 2022) with warranty and serviced
Gas Fire Safety Record (Sept 2025)
uPVC double glazed windows
Security alarm system(requires repair)
Gross Internal Floor Area - 92.0 Sq.m/ 990.0 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Tupton Hall School

Entrance Porch
6'6" x 3'7" (1.98m x 1.09m)
Front uPVC entrance door with obscure glazing. Plenty of coats and shoe storage space. Internal door into the hallway

Entrance Hallway
4'11" x 4'5" (1.50m x 1.35m)

Reception Room
22'6" x 12'0" (6.86m x 3.66m)
Generously proportioned family reception room with dual aspect windows which provide plenty of natural light. Feature fireplace with marble back and hearth and gas-fire (serviced 19/9/2025) Laminate flooring and French doors leading onto the rear gardens.

Extended Dining Room
16'6" x 7'10" (5.03m x 2.39m)
Excellent extended family dining room with front aspect window. Open archway into the kitchen. Access door into the hallway.

Integrated Kitchen
12'5" x 8'0" (3.78m x 2.44m)
Comprising of a full range of Cream fronted base and wall units with complimentary work surfaces and upstands. Inset sink unit. Integrated double oven, 5 ring gas hob and chimney extractor with splashback. Integrated dishwasher, space for washing machine, tumble dryer and fridge/freezer.

First Floor Landing
8'4" x 2'9" (2.54m x 0.84m)
Access to the first floor accommodation. A retractable ladder provides access to the loft space with some boarding. Linen store cupboard plus additional storage cupboard.

Principal Double Bedroom
14'6" x 9'0" (4.42m x 2.74m)
Generous main double bedroom with front aspect views with elevated views towards open countryside. Range of triple fitted wardrobes with complimentary drawer base and bedside cabinets.

Double Bedroom 2
11'5" x 8'3" (3.48m x 2.51m)
A second spacious double bedroom with rear aspect window overlooking the rear gardens.

Double Bedroom 3
13'10" x 7'8" (4.22m x 2.34m)
A versatile third double bedroom which is currently used for office/home working. Laminate flooring.

Fully Tiled Family Bathroom
7'8" x 6'4" (2.34m x 1.93m)
Comprising of a 3 piece suite which includes a bath with mains shower above and screen, pedestal wash hand basin and low level WC. Chrome heated towel rail.

Outside
Front driveway provides ample car parking spaces. Pathway at the side leads to the rear gardens.

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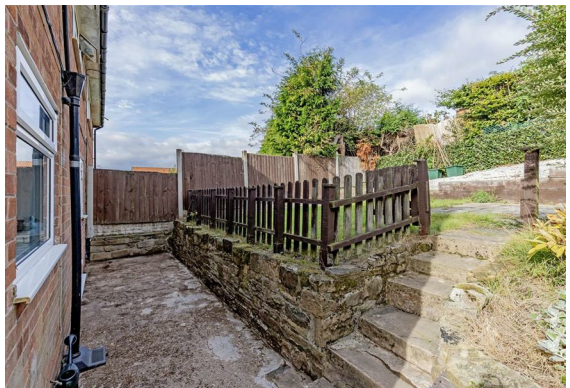
Low level stone walling with steps to the upper lawn with ranch style fencing. Further stone patio area. Garden shed.

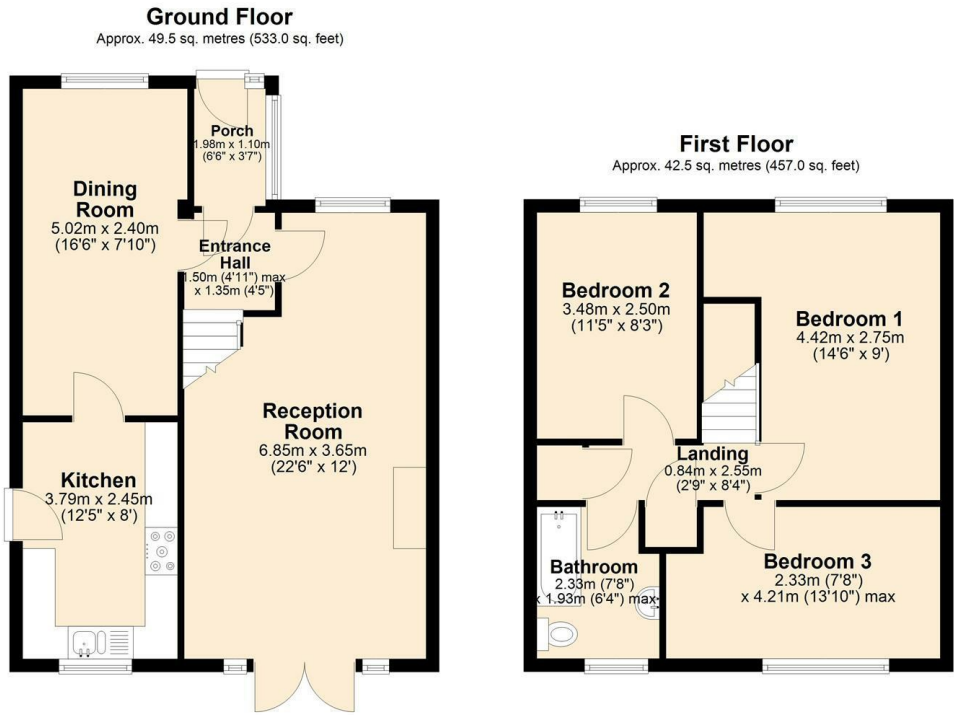


School catchment areas

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.

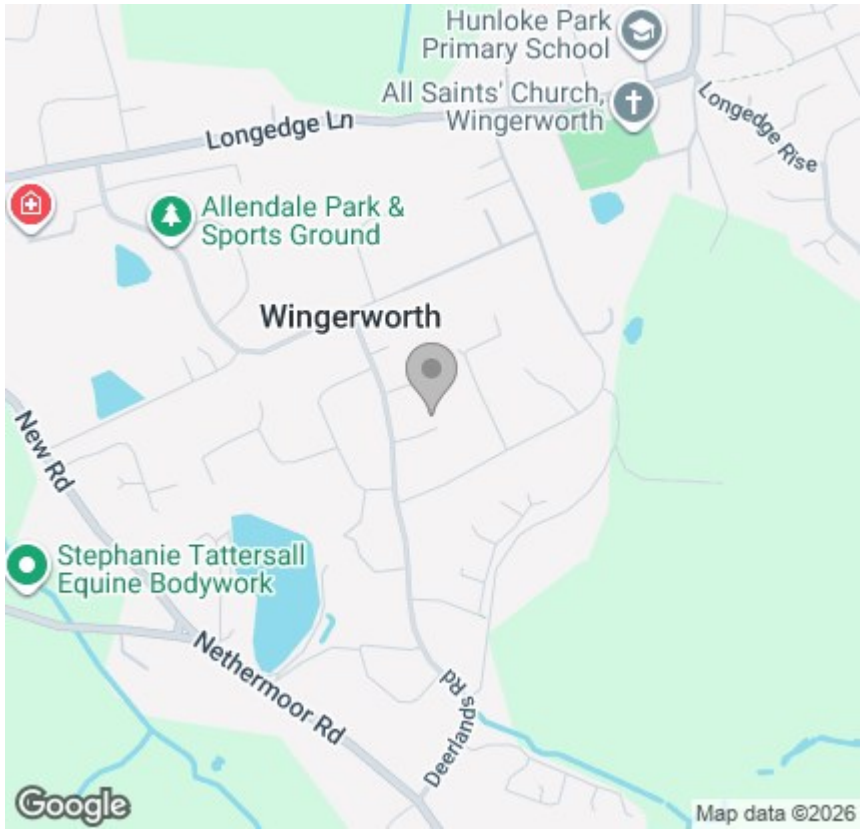
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

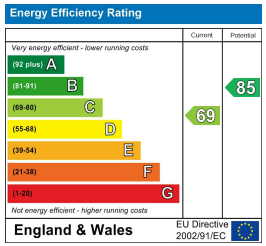
Area Map

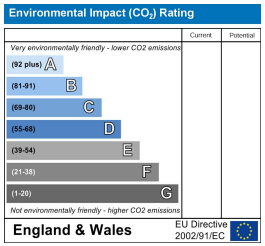


Viewing

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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