wards
estate agents

9 Risley Way

Wingerworth, Chesterfield, S42 6UE

Offers in the region of £240,000

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Offered with NO CHAIN & IMMEDIATE POSSESSION !!

An early viewing is strongly recommended of this impeccably presented EX SHOW HOME-THREE BEDROOMS/TWO BATHROOM SEMI-DETACHED FAMILY HOUSE with A SUN BLESSED SOUTH FACING REAR GARDEN. A superb starter or family home, newly built in 2020 with a 10 year build warranty and remains in PRISTINE CONDITION THROUGHOUT.

The property sits on this extremely popular development just outside Wingerworth, being ideally placed for the local amenities and for prestigious schools, bus services and excellent road transport links via the A61/A38 and M1 Motorway.

Internally the immaculately presented and contemporary styled accommodation benefits from gas central heating with a Combi boiler (serviced) and uPVC double glazing/facias/soffits. To the ground floor front entrance hallway, stylish reception room, fully integrated White dining kitchen with French doors onto the rear garden, separate partly tiled W/C. On the first floor principal double bedroom with mirrored fronted fitted sliding wardrobe and fabulous partly tiled en-suite with 3 piece suite, second double bedroom with mirrored fronted fitted sliding wardrobe and third versatile rear single bedroom/office/home working. Superb fully tiled family bathroom with 3 piece suite.

Front tarmac driveway with car standing space up to 2/3 cars. Small lawned area with mature plants and shrubs. Outside feature wall lights. Access to the rear garden via side gate.

SOUTH FACING rear fully enclosed garden with fenced boundaries. Mature lawned area with plants, trees and shrubs. Patio area which is excellent for outside social and family entertaining. Outside tap, lighting and shed - to be included.

Service/Maintenance Charge

Current Service / Maintenance charge - £165.53 per annum for 2026
Renewed annually in November
Managing agents - Scanlans
Frequency of payment - Annually

Additional Information

To Be Included - All electrical sockets, light fittings and window blinds, fitted kitchen to include fridge/freezer, gas hob, mid height standard oven and half oven, dishwasher, and washing machine. Outside there is a shed.
Other items of furniture can be included in the sale by separate negotiation.

Sewer that runs under the driveway into the garden that takes waste from 11 and 9 Risley Way.

Additional Information

Built in 2022 with 10 Year NHBC
Gas Central Heating- Ideal Combi (serviced)
uPVC Double Glazed windows /facias/soffits/gutters
Gross Internal Floor Area- 78.2 Sq.m/ 841.8 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Tupton Hall School

Entrance Hall

10'9" x 5'7" (3.28m x 1.70m)

Providing access into the family room, stairs leading to the first floor. Storage cupboard.

Exquisite Integrated Dining Kitchen

15'5" x 13'1" (4.70m x 3.99m)

Fabulous fully integrated kitchen, comprising of White base & wall units, with complimentary worksurfaces and matching upstands. Includes, fridge/freezer, slimline dishwasher, washing machine, double oven, gas hob with chimney extractor fan above, and stainless steel sink. Splendid tiled flooring, with French doors leading onto the rear gardens. Downlights, and feature concealed and plinth lighting on base & wall units. The Ideal combi boiler is located here.

Reception Room

13'10" x 12'1" (4.22m x 3.68m)

Beautifully presented family living room with stylish decoration and Internal glazed door. uPVC front window.

Partly Tiled Cloakroom

6'0" x 3'4" (1.83m x 1.02m)

Comprising of a two piece suite, being partly tiled and includes low level W/C and pedestal wash hand basin. Tiled floors and downlighting.

First Floor Landing

9'6" x 4'8" (2.90m x 1.42m)

Access into the insulated loft space.

Front Principal Bedroom One

12'0" x 11'2" (3.66m x 3.40m)

Spacious bedroom with mirrored fronted fitted sliding wardrobe. uPVC front window. Access into the en-suite.

Fabulous En-Suite
5'6" x 5'6" (1.68m x 1.68m)

Being party tiled and comprising of a three piece suite, includes, shower cubical with electric shower, half pedestal wash hand basin, low level W/C, chrome heated towl rail. Tiled floors and downlighting. Blinds included.

Rear Double Bedroom Two
10'10" x 8'8" (3.30m x 2.64m)

Rear bedroom with mirrored fronted fitted sliding wardrobe. Views onto the rear gardens. Blinds included.

Rear Single Bedroom Three
11'7" x 6'6" (3.53m x 1.98m)

Good-sized single bedroom, with views over rear gardens. Versatile room which could be utilised as, study, office or home working space.

Modern Family Bathroom
6'7" x 5'6" (2.01m x 1.68m)

Being fully tiled and comprising of a three piece suite, includes bath with overhead mains shower and screen, half pedestal wash hand basin, low level W/C and chrome heated towel rail. Tiled floor and downlighting.

Outside
Front tarmac driveway with car standing space up to 2/3 cars. Small lawned area with mature plants and shrubs. Outside feature wall lights. Access to the rear garden via side gate.

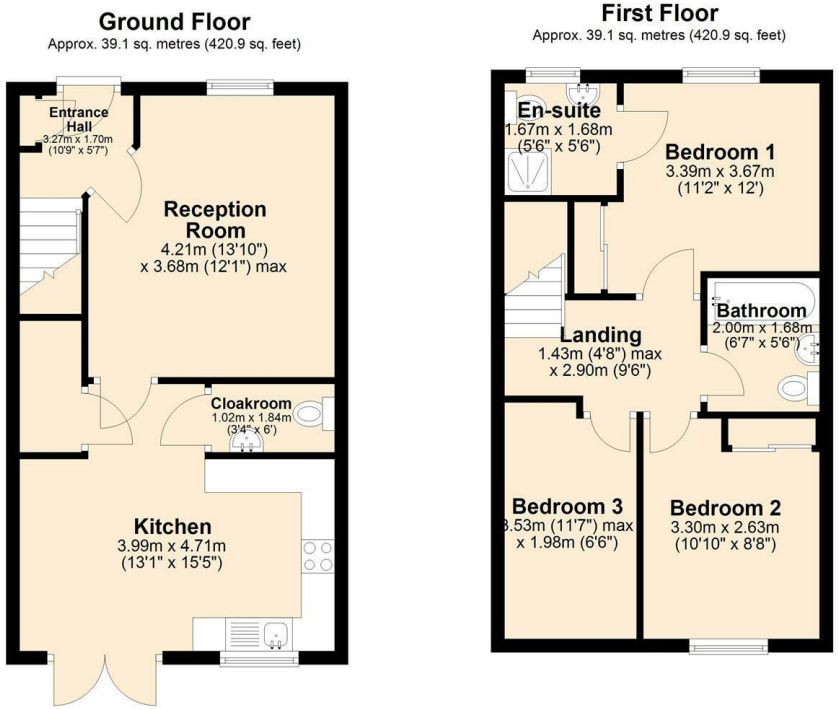
SOUTH FACING fully enclosed rear garden with fenced boundaries. Mature lawned area with plants, trees and shrubs. Patio area which is excellent for outside social and family entertaining. Outside tap, lighting and shed - to be included.

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.

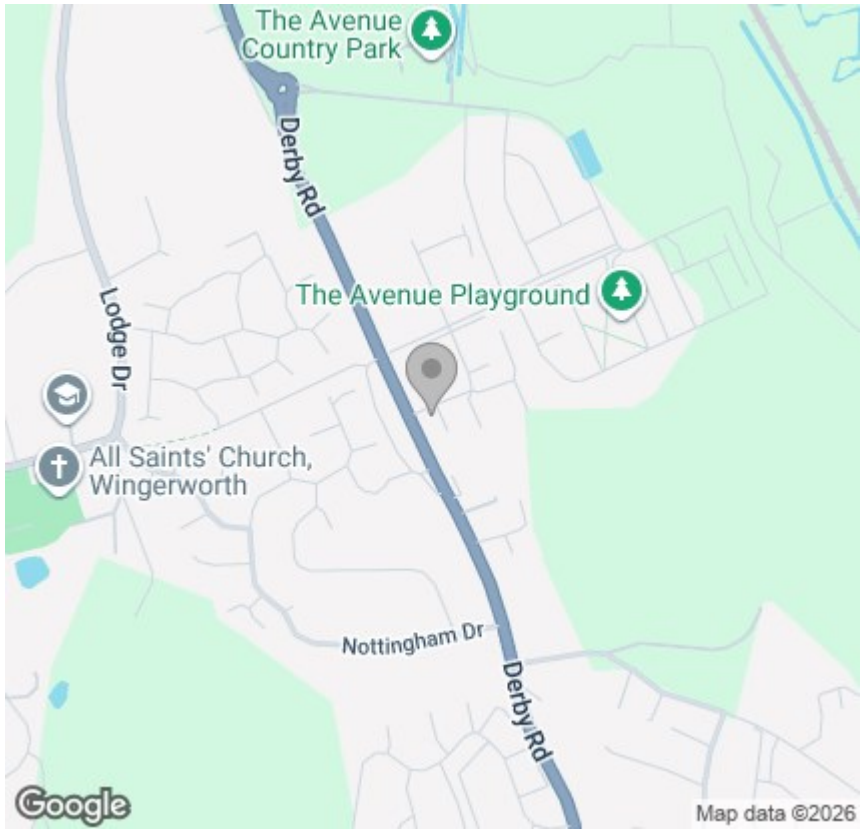
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 78.2 sq. metres (841.8 sq. feet)

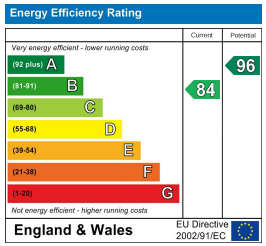
Area Map

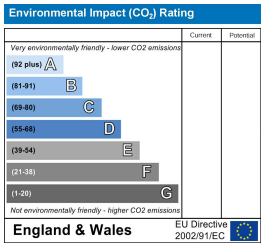


Viewing

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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