



**wards**  
estate agents

**1 Manor Croft St. Lawrence Road**

North Wingfield, Chesterfield, S42 5HX

**Guide price £550,000**



# 1 Manor Croft St. Lawrence Road

North Wingfield, Chesterfield, S42 5HX

Guide Price £550,000 - £575,000

Internal Viewing is absolutely imperative to fully appreciate this truly fabulous executive style FOUR DOUBLE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME!! Tucked away in the corner of this exclusive cul de sac with driveway and ample car parking with attached garage. Situated in this extremely sought after and popular residential location, close to local amenities, bus routes, good commuter road links and within close proximity of the 5 PITS TRAIL perfect for walking and cycling enjoyment!

Impeccably presented interior benefits from gas central heating, uPVC double glazing and with extensive versatile family living space(over 2600 sq ft) and comprises:- reception hall with feature glazed staircase to first floor, cloakroom/WC, family reception room which is open plan to the dining/family room with bi folding doors giving access to the rear gardens. Fabulous modern White Integrated breakfasting kitchen with high specification appliances & granite work surfaces, utility room. Galleried first floor landing with access to principal bedroom with fitted wardrobes and exquisite ensuite, further guest double bedroom with modern en suite, two further double bedrooms and luxury family bathroom with 3 piece suite.

Block paved front driveway provides ample parking for three vehicles and gives access into the double garage. Side secure gate gives access to the rear of the property. A substantial insulated timber external store with power and lighting. Provides excellent option for home working space.

Private enclosed rear low maintenance gardens with stone patio/paved and pebbles areas. Raised borders set with an abundance of mature planing. Wooden decking area with lighting provides a pleasant setting for outside social & family entertainment. There is an artificial lawn area and the garden is enclosed with substantial fencing and stone walling.

## Additional Information

Private road leads to 1 Manor Court is owned by number 2 Manor Court, legal right of access for 1 Manor Croft. Communal Garden Area, shared gardening cost aprox £100per annum. Communal private Road side lighting, shared energy cost approx £30 per annum

## Additional Information

Gas Central Heating-Certificate to be provided

Electrical Certificate to be provided

uPVC double glazed windows

Oak internal doors with chrome fittings

Underfloor heating to the ground floor

Gross Internal Floor Area- 247.8 Sq.m/ 2667.5 Sq.Ft.

Council Tax Band -E

Secondary School Catchment Area -Tupton Hall School







### Entrance Reception Hall

13'4" x 13'1" (4.06m x 3.99m)

Front composite entrance door with glazed side panels leads into the spacious reception hallway. Fabulous glazed feature staircase climbs to the first floor accommodation. Useful built in storage. Boots/coats cupboard. Double internal doors lead into the reception room.

### Cloakroom/WC

8'4" x 3'7" (2.54m x 1.09m)

Comprising of a two piece suite which includes a low level WC and wash hand basin set within a vanity unit. Tiled floor.

### Reception Room

20'2" x 11'9" (6.15m x 3.58m)

Generously proportioned family reception room with plenty of natural light from both front and rear aspect windows. Solid Oak flooring and downlighting. Open plan to the Dining/Family Room

### Dining/Family Room

17'8" x 13'4" (5.38m x 4.06m)

A versatile room with two sets of bi folding double glazed doors opening out onto decking at the rear. Solid Oak flooring and downlighting. Suitable for either formal dining or as additional family living space if preferred. Feature wall book shelving.

### Breakfasting Kitchen

20'2" x 11'9" (6.15m x 3.58m)

A superb breakfasting kitchen with full range of modern White fronted base and wall units with complementary Granite work surfaces/upstands and inset double sink. Benefits from breakfast bar and a range of de Dietrich built-in appliances including two single electric ovens (one is steam), microwave, fitted induction hob with extractor above. Integrated Bosch dishwasher, fridge and separate freezer, a coffee maker and wine chiller. Solid Oak flooring and downlighting. Access to the utility room.

### Utility Room

12'9" x 8'6" (3.89m x 2.59m)

Comprises of an additional range of base units with work surfaces and inset stainless steel sink unit with side drainer. Space and plumbing for washing machine and tumble dryer(vented) Large store housing the Glow Worm central heating boiler (serviced with Bule Flame) and condensing pressure system cylinder tank. Useful fitted laundry washing line. Tiled flooring. Door leads into the garage and double glazed door opens into the rear gardens.

### Splendid Landing

25'5" x 12'6" (7.75m x 3.81m)

A superb feature of the property and provides access to the four generous bedrooms, en suite and family bathroom. Two double glazed Velux windows(on remote) to the front elevation. Sun tube provides additional natural light. Access to the insulated loft space.

### Principal Double Bedroom

18'2" x 13'4" (5.54m x 4.06m)

Beautifully presented main double bedroom which comprises of two rear facing double glazed windows. Quality range of built-in wardrobes and drawers.

### Exquisite En-Suite

11'9" x 6'9" (3.58m x 2.06m)

Luxury en suite shower room which comprises of a 3 piece suite which includes a double shower area with panelled walling and mains shower. Two circular wash hand basins set upon vanity units. Low level WC. Three double glazed Velux windows to the rear elevation, heated towel rail and tiled flooring.

### Front Double Bedroom two

20'2" x 11'9" (6.15m x 3.58m)

Third versatile double bedroom with front aspect window and two rear Velux windows. Offers the flexibility of splitting into two separate bedrooms (making five in total) if required.







### Front Double Bedroom Three

15'8" x 13'2" (4.78m x 4.01m)

A further spacious guest double bedroom with three double glazed Velux windows to the front elevation. Quality range of built-in wardrobes in Walnut with surplus amounts of hanging and shelving. Additional storage to the eaves.

### Luxury En-Suite

6'7" x 5'11" (2.01m x 1.80m)

Comprising of a 3 piece suite which includes a shower cubicle with attractive wall panelling and mains shower. Half pedestal wall hung wash hand basin and low level WC. Chrome heated towel rail and tiled flooring.

### Front Single Bedroom Four

9'0" x 8'6" (2.74m x 2.59m)

A spacious fourth bedroom with front aspect window. Could also be used for office/study/home working space.

### Superb Family Bathroom

8'5" x 5'11" (2.57m x 1.80m)

Having attractive modern part tiled walls and comprising of a 3 piece suite which includes a lovely family bathtub, half pedestal wall hung wash hand basin and low level WC. Chrome heated towel rail and shaver point. Two double glazed Velux windows.

### Integral Double Garage

17'9" x 17'7" (5.41m x 5.36m)

With lighting and power points. Access is via two up and over electric roller doors.

### Outside Store

19'6" x 7'5" (5.94m x 2.26m)

A substantial insulated timber external store with power and lighting. Provides excellent option for home working space.

### Outside

Block paved front driveway provides ample parking for three vehicles and gives access into the double garage. Side secure gate gives access to the rear of the property.

Private enclosed rear low maintenance gardens with stone patio/paved and pebbles areas. Raised borders set with an abundance of mature planting. Wooden decking area with lighting provides a pleasant setting for outside social & family entertainment. There is an artificial lawn area and the garden is enclosed with substantial fencing and stone walling.



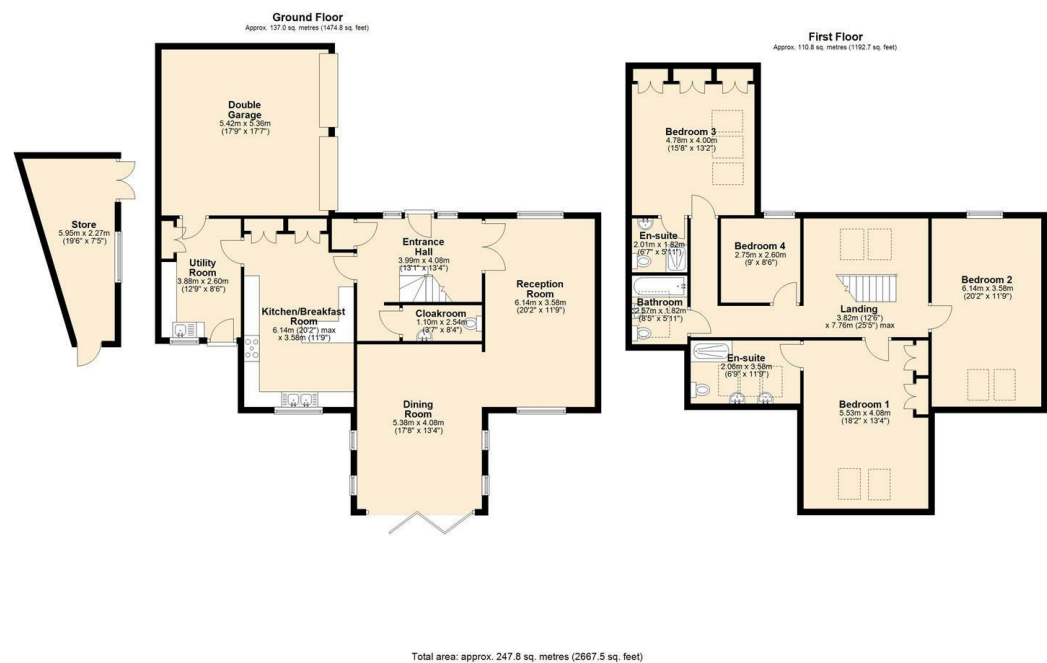
## School catchment areas

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.



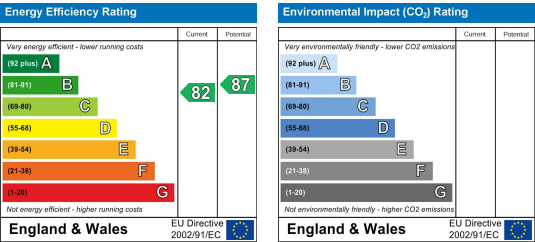
Floor Plan



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



17 Glumangate, Chesterfield S40 1TX  
Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

