

Wessington Lane, South Wingfield.

£200,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom semi detached home in the idyllic village of South Wingfield. With stunning countryside views, the property makes a great family home or first time buy. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Kitchen and Conservatory to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the property boasts driveway parking for multiple vehicles to the front elevation with impressive rear garden mainly laid to lawn. The rear garden also features entertaining patio accessed via the Conservatory forming an ideal hosting space. The space is bordered by a combination of timber fencing and mature shrubbery.

FEATURES

- Village Location
- Stunning Countryside Views
- Ample Off Road Parking
- Impressive rear garden
- Ideal for access to A38 & M1
- Family Home with Potential
- Great First Time Buy



ROOM DESCRIPTIONS

Entrance Hallway

Living Room

14' 7" x 11' 9" (4.45m x 3.58m) Housing log burner with brick surround, wooden flooring, a radiator, ceiling light and double glazed window to the front elevation.

Kitchen

13' 1" x 7' 7" (3.99m x 2.31m) Fitted with wall and base units with work surfaces over, integrated electric oven with gas hob, laminate flooring, inset sink. Tiled splashback covers the workspace whilst ceiling light, coving and door leading to the conservatory complete the space.

Conservatory

11' 9" x 8' 10" (3.58m x 2.69m) with carpeted flooring, two wall mounted radiators, UPVC door to the side elevation and patio doors.

First Floor

Bedroom One

11' 5" x 9' 10" (3.48m x 3.00m) With carpeted flooring, wall mounted radiator and double glazed window to front elevation that boasts stunning countryside views.

Bedroom Two

9' 4" x 9' 3" (2.84m x 2.82m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

8' 2" x 6' 1" (2.49m x 1.85m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

9' 11" x 5' 10" (3.02m x 1.78m) A three piece suite including bath with electric shower over, low level W.C, wash hand basin, a radiator, splashback tiles, storage cupboard, extractor fan and window to the front elevation.

Outside

Externally, the property boasts driveway parking for multiple vehicles to the front elevation with impressive rear garden mainly laid to lawn. The rear garden also features entertaining patio accessed via the Conservatory forming an ideal hosting space. The space is bordered by a combination of timber fencing and mature shrubbery.

Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

