

Greenway, Wingerworth.

£300,000 Freehold

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom extended detached family home in much sought after location. Ideally positioned for access to Chesterfield and M1 motorway, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Living/Dining Area, Kitchen and Sitting Room to the ground floor with three Bedrooms, family Bathroom and further En Suite to the first floor. Externally, the property benefits from impressive plot which includes block paved driveway parking for multiple vehicles to the front and side elevation with access to detached Garage fitted with light and power. The rear enclosed garden benefits from superb entertaining patio ideal for hosting or relaxing with sizeable lawned space housing shed. The entire space is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Family Home with Potential
- Open Plan Living
- Detached Garage & Driveway Parking
- Impressive Rear Garden
- Perfect for access to M1 and Chesterfield



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with double glazed window to side, wall mounted radiator, tiled flooring and carpeted stairs rising to first floor. Doorways to;

### Downstairs WC

### Living/Dining Room

26' 1" x 10' 7" (7.95m x 3.23m)

Living Room - With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. Feature fireplace on raised hearth set in decorative oak surround forms the centre piece of the room. Open aspect to Dining Space.

Dining Space - With double glazed obscured window to side elevation, wall mounted radiator and wooden flooring. Internal French doors accessing further Sitting Room/Study.

### Sitting Room/Study

9' 3" x 8' 3" (2.82m x 2.51m) With double glazed French doors accessing rear enclosed garden, wall mounted radiator and tiled flooring.

### Kitchen

9' 1" x 8' 5" (2.77m x 2.57m) Featuring a range of base cupboards and eye level units with complimentary wood effect worktops over and a range of integrated appliances including; Gas oven, gas hob with accompanying extractor hood, fitted dishwasher, fitted fridge freezer and inset one and a half bowl sink. Double glazed window features to rear elevation whilst tiled flooring extends to Utility area which boasts further countertop space, under counter plumbing/power for washing machine/tumble dryer and double glazed door accessing side elevation.

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom. Loft hatch is located here also.

### Bedroom One

10' 10" x 9' 8" (3.30m x 2.95m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

### En Suite

With tiled shower cubicle and vanity handwash basin. Tiled flooring runs throughout whilst wall mounted heated towel rail also features.

### Bedroom Two

13' 10" x 10' 9" (4.22m x 3.28m) With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

6' 9" x 5' 10" (2.06m x 1.78m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

9' 0" x 5' 6" (2.74m x 1.68m) A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Double glazed obscured window features to side elevation whilst wall mounted heated towel rail and in built storage shelves complete the space.

### Outside

Externally, the property benefits from impressive plot which includes block paved driveway parking for multiple vehicles to the front and side elevation with access to detached Garage fitted with light and power. The rear enclosed garden benefits from superb entertaining patio ideal for hosting or relaxing with sizeable lawned space housing shed. The entire space is bordered and secured by timber fencing making it ideal for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band C, with North East Derbyshire 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

