

Church Lane, South Wingfield, Derbyshire.

£225,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A well presented traditional End Terraced House with accommodation comprising an Entrance Hall, Lounge with feature fireplace, an open plan Dining Kitchen with Inglenook fireplace and a multi fuel cast iron stove, rear porch, two Double bedrooms and a bathroom with a four piece suite.

Driveway and Garage to the rear with additional off road parking to the front. Delightful garden with open countryside views to the rear.

Sought after village of South Wingfield which is conveniently positioned for easy access to Alfreton, Ripley and connection with the A38 and M1

Viewing essential.

FEATURES

- A Traditional End Of Terraced House
- Sought After Village Of South Wingfield
- Open Countryside Views To The Rear
- Entrance Hall And Lounge With Feature Inglenook Fireplace
- Open Plan Kitchen And Dining Area With Multi Fuel Stove
- Two Double Bedrooms
- Bathroom With A Modern Four Piece Suite
- Driveway and a Detached Garage
- Delightful Rear Garden
- Easy Reach Of Alfreton, Ripley And Connection With The A38 And M1



ROOM DESCRIPTIONS

Entrance Hallway

Approached via a UPVC double glazed entrance door and having a central heating radiator and a wooden floor. Stairs lead off to the first floor.

Living Room

11'10 x 10'11 (3.63m x 3.34m) Having a feature fireplace with timber surround and granite hearth housing an open fire. There is a central heating radiator and a UPVC double glazed box bay window to the front.

Dining Area

14'1 x 11'5 (4.30m x 3.50m) Having an Inglenook style fireplace with stone lintel and hearth housing a multi fuel cast iron stove. There is a tiled floor, a central heating radiator and a UPVC double glazed window to the rear.

Kitchen

11'11 x 6'4 (3.64m x 1.94m) Appointed with a range of hand built base cupboards and drawers with a complimentary roll top work surface over incorporating a twin farmhouse style sink with mixer tap. There is feature tiling to the splash back areas, space for a cooker, space for refrigerator and a butchers block with extendable granite worktop. Having a window to the side, a UPVC double glazed window to the rear and a door provides access to the rear porch.

Rear Porch

Having UPVC double glazed windows and a door providing access to the garden

First Floor

Landing

Having access to the roof space with a pull down ladder.

Bedroom One

14'9 x 10'11 (4.50m x 3.34m)

Having two UPVC double glazed windows to the front elevation and a central heating radiator

Bedroom Two

11'10 x 9'7 (3.61m x 2.95m)

Having a central heating radiator and a UPVC double glazed window to the rear elevation overlooking the garden and countryside beyond.

Bathroom

8'9 x 7'2 (2.69m x 2.20m) Appointed with a four piece white suite comprising a panelled bath with mixer tap over and tiling to the splash back, a separate shower enclosure with Aqua board panelling, sliding glass shower doors and mains shower a pedestal hand basin and a low flush WC. There is a built-in cupboard housing the boiler (serving domestic hot water and central heating system), feature range of alcove shelving, feature chrome heated towel rail and inset spotlighting into the ceiling. In addition there is an extractor fan.

Outside

The house is nicely set back from the road behind wrought iron railings and a wrought iron gate which provides access to the front door via a path. There is a gravelled area to the front of the house which provides off road parking for one car. A driveway to the side of the house leads to the rear and additional parking and access to a detached garage with up and over door. In addition there is a wooden garden store and an outside WC. The garden is mainly laid to lawn with a fenced surround and raised borders which are stocked with a good variety of shrubs and flowering plants. A wooden garden shed provides excellent storage space and the property enjoys an open aspect with fields and countryside to the rear

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.



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