

Manor Road, South Wingfield.

£325,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this bespoke two bedroom detached cottage occupying corner position with stunning views across the historic Wingfield Manor. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Dining Kitchen, Utility Area, Lounge, Bedroom one and En suite to the ground floor with Bedroom two and further family Bathroom to the first floor.

Externally, the property boasts corner plot position consisting of driveway parking for two vehicles to side elevation and patio seating and entertaining spaces to the front elevation bordered by stone built flower beds and stone walls allowing for privacy.

## FEATURES

- Views Across Wingfield Manor
- Viewing Highly Recommended
- Stunning Detached Cottage
- Off Road Car Parking for several vehicles
- Idyllic Village Location
- Ideal for access to A38 & M1



## ROOM DESCRIPTIONS

### Living/Dining Space

10' 0" x 7' 1" (3.05m x 2.16m) Accessed via wooden door to side elevation with two wall mounted radiators, two double glazed windows to front elevation and further double glazed window to front elevation. The carpeted space enjoys open aspect to Dining Kitchen area and houses Utility Space.

### Dining Kitchen

16' 8" x 8' 9" (5.08m x 2.67m) A recently fitted Kitchen with a range of base cupboards and eye level units with complimentary worktops integrating appliances such as: Double Oven, Microwave, gas hob with overhead extractor, dishwasher and inset one and a half bowl sink. Tiled splashback covers the workspace whilst wood effect flooring and double glazed window to front elevation complete the Kitchen Area. The Dining space is equipped with fitted unit housing storage capacity. Exposed stone wall and wooden beam to ceiling offers the perfect combination of tradition and modernity.

### Lounge

17' 6" x 13' 6" (5.33m x 4.11m) With feature fireplace housing gas fire on raised hearth set in decorative oak surround, wooden beams to ceiling and exposed stone wall retain the tradition whilst spiralled staircase accesses first floor. There is double glazed window to front elevation with double glazed French doors accessing front courtyard. Carpeted flooring runs throughout whilst spotlights are located to the ceiling.

### Bedroom One

17' 5" x 6' 2" (5.31m x 1.88m) With two obscured double glazed windows to side elevation, further double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

### En-Suite

8' 4" x 2' 9" (2.54m x 0.84m) A three piece suite comprising; Shower cubicle, pedestal handwash basin and low level WC. Tiled splashback covers all units whilst wall mounted heated towel rail, tiled flooring and wall fitted extractor unit completes the space.

### First Floor

### Landing

Accessing Bedroom Two and the family Bathroom, this Landing space houses wall mounted radiator, wooden flooring and stunning views over Wingfield Manor via double glazed window to front elevation. Further Velux window adds an extra element of light.

### Bedroom Two

13' 4" x 10' 6" (4.06m x 3.20m) With double glazed window to side and front elevation boasting reaching views over Wingfield Manor and adjoining countryside. Bedroom Two also features wall mounted radiator, fitted closet space and access to eaves storage.

### Bathroom

11' 0" x 6' 6" (3.35m x 1.98m) A three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. The units benefit from tiled splashback whilst wooden flooring covers the space. Velux window to rear elevation, shaving point, wall mounted heated towel rail and access to eaves storage completes the space.

### Outside

Externally, the property boasts corner plot position consisting of driveway parking for two vehicles to side elevation and patio seating and entertaining spaces to the front elevation bordered by stone built flower beds and stone walls allowing for privacy.

### Council Tax

We understand that the property currently falls within council tax band D, 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

