

Wingfield Road, Oakerthorpe.

£575,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom extended detached family home offering versatile accommodation on impressive plot. Ideal for access to A38, A61 and M1 road links whilst being easily commutable to nearby towns of Alfreton, Belper and Matlock, the property is also just stones throw away from very reputable The Peacock 'Pesto' restaurant. This wonderful family residence boasts impressive views to the front and rear elevation. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Porch, Entrance Hall, Kitchen, Utility Room, Shower Room, Dining Room, Lounge and Conservatory to the ground floor with four double Bedrooms and further family Bathroom all accessed via impressive landing space with superb views.

Externally, the property boasts stunning plot including driveway parking for around 10 vehicles. The driveway is fitted with planters, outdoor power points and a series of lighting fixtures adding to the grandeur. Detached tandem garage housing light, power and further WC is accessed from the driveway. The rear enclosed garden can be accessed via the side elevation of the Garage whilst the WC has its own door opening to the garden also making it an incredibly useful asset for entertaining. The rear garden consists of entertaining patio and sizeable lawn space fitted with planters and vegetable patch boasting gorgeous open aspect to the rear.

## FEATURES

- Extended Family Home
- Countryside views to front and rear
- Ideal for access to A38 and M1
- Walking distance to highly regarded restaurant
- Detached Garage/Workshop with WC
- Viewing Highly Recommended
- Impressive Plot on private road



## ROOM DESCRIPTIONS

### Porch/Sitting Room

Accessed via composite door to side elevation with full length double glazed units to the front elevation, double glazed window to side elevation and double glazed Velux window to ceiling ensuring a bright space. Double glazed door through to Hallway.

### Hallway

With wall mounted radiator, tiled flooring with underfloor heating, carpeted stairs rising to the first floor and doorways to; Kitchen, Shower Room, Dining Room and Lounge. Understairs cupboard provides storage capacity.

### Shower Room

5' 10" x 5' 6" (1.78m x 1.68m) A three piece suite, also boasting underfloor heating which briefly comprises; Double walk-in shower, vanity wash basin and low level WC. The walls are completely tiled to cover the units whilst wood effect flooring, wall mounted heated towel rail and extractor unit to the ceiling complete the space.

### Kitchen

13' 2" x 8' 6" (4.01m x 2.59m) Featuring a range of base cupboards and eye level units with complimentary worktops over that integrate a range of appliances such as; Gas oven, gas hob with accompanying extractor hood, dishwasher and in built fridge. The workspace has tiled splashback covering the space whilst the flooring is tiled. Double glazed windows to side and rear elevation both feature whilst wall mounted radiator is supported by underfloor heating. Sliding door accessing Utility Room.

### Utility Room

With worktop space of its own housing stainless steel inset sink and under counter plumbing for washing machine.

### Dining Room

10' 10" x 9' 6" (3.30m x 2.90m) With double glazed window to rear elevation, with wall mounted radiator and carpeted flooring. Internal French doors opening to Lounge area making a wonderful entertaining space.

### Lounge

19' 8" x 12' 1" (5.99m x 3.68m) With double glazed window to front elevation, original parquet flooring, wall mounted radiator and stone built fireplace on raised hearth. Double glazed French doors open to the Conservatory.

### Conservatory

Double glazed conservatory with full length glass rear allowing for maximum light, double glazed Velux window to ceiling and double glazed bifold doors accessing rear enclosed garden.

### Landing

Accessing all four double Bedrooms and the family Bathroom. The carpeted space has double glazed window to front elevation allowing for views across the countryside.

### Bedroom One

15' 7" x 10' 5" (4.75m x 3.17m) Housing an impressive range of fitted units including wardrobes, drawers and dressing unit. With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 3" x 8' 10" (3.73m x 2.69m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Also housing fitted wardrobe/dressing unit.

### Bedroom Three

11' 3" x 9' 9" (3.43m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Also housing fitted wardrobe/dressing unit.

### Bedroom Four

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Also housing fitted wardrobe/dressing unit.

### Bathroom

8' 7" x 7' 10" (2.62m x 2.39m) A four piece suite including; Corner shower cubicle, bath with shower attachment, vanity wash basin and low level WC. The walls are completely tiled whilst the flooring is wood effect. Designer wall mounted heated towel rail, wall fitted extractor fan and double glazed obscured window to side elevation complete the space.

### Outside

Externally, the property boasts stunning plot including driveway parking for around 10 vehicles. The driveway is fitted with planters, outdoor power points and a series of lighting fixtures adding to the grandeur. Detached tandem garage housing light, power and further WC is accessed from the driveway. The rear enclosed garden can be accessed via the side elevation of the Garage whilst the WC has its own door opening to the garden also making it an incredibly useful asset for entertaining. The rear garden consists of entertaining patio and sizeable lawn space fitted with planters and vegetable patch boasting gorgeous open aspect to the rear.

### Council Tax

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

