



12 Halcyon Approach,
Wingerworth, S42 6NL

£174,950

W
WILKINS VARDY

£174,950

ATTRACTIVE BAY FRONTED FAMILY HOME ON GENEROUS PLOT

This imposing three bedroomed semi detached house offers nicely proportioned accommodation, which includes three good sized bedrooms, and two good sized reception rooms, the living room having a large bay window and the dining room having a patio door opening onto a large enclosed rear garden.

The property benefits from off street parking and a detached garage and is ideally placed for routes towards Clay Cross and Chesterfield Town Centre.

- Attractive Bay Fronted Semi Detached House
- Two Good Sized Reception Rooms
- Modern Breakfast Kitchen
- Three Good Sized Bedrooms
- Bathroom & Separate WC
- NO CHAIN
- EPC Rating:
- Enclosed Rear Garden
- Detached Garage & Ample Off Street Parking

General

Gas central heating (Ideal Vogue Combi Boiler)

uPVC double glazed windows

Gross internal floor area - 81.1 sq.m./873 sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Tupton Hall School

Note: Any items of furniture or white goods currently in the property can be purchased subject to separate negotiation.

On the Ground Floor

A glazed composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

12'10 x 12'2 (3.91m x 3.71m)

A good sized bay fronted reception room having a feature brick fireplace with marble hearth and inset electric fire.

Dining Room

13'7 x 9'2 (4.14m x 2.79m)

A second good sized reception room having a uPVC double glazed door with side panel overlooking and opening onto the rear of the property.

Breakfast Kitchen

10'5 x 8'11 (3.18m x 2.72m)

A dual aspect room, being part tiled and fitted with a modern range of light beech effect wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless sink.

Integrated appliances to include a microwave, eye level oven and 4-ring hob with extractor hood over.

Space and plumbing is provided for a dishwasher, and there is space for a fridge/freezer.

Built-in under stair store cupboard.

Tiled floor.

A uPVC double glazed door opens onto the side of the property.

On the First Floor

Landing

With loft access hatch having a pull down ladder.

Bedroom One

13'7 x 10'11 (4.14m x 3.33m)

A good sized bay fronted double bedroom having two built-in double wardrobes with overhead storage.

Bedroom Two

13'7 x 9'2 (4.14m x 2.79m)

A rear facing double bedroom having a built-in double wardrobe and storage cupboards.

Bedroom Three

8'11 x 8'4 (2.72m x 2.54m)

A good sized rear facing single bedroom having a fitted double wardrobe and overhead storage.

Bathroom

Being part tiled and fitted with a modern white 2-piece suite comprising of a panelled jacuzzi bath with folding glass shower screen and electric shower over, and semi inset wash hand basin with vanity unit below. Chrome heated towel rail.

Separate WC

Being part tiled and fitted with a low flush WC.

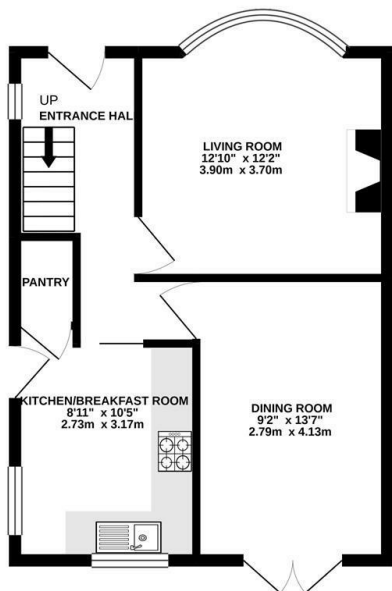
Outside

Double gates to the front of the property open onto a printed concrete drive providing ample off street parking, leading to a detached single garage having an electric 'up and over' door, light and power. Adjacent, there is paved front garden with decorative slate bed interspersed with shrubs.

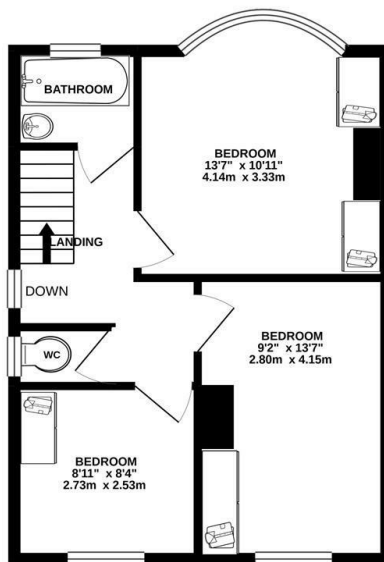
To the rear of the property there is an enclosed garden which comprises of a paved patio and generous lawn with planted side border. Beyond here, there is a decorative gravelled area with octagonal summer house. There is also an attached outhouse which has light, power and space and plumbing for an automatic washing machine.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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