



4 Frances Drive,
Wingerworth, S42 6SJ

OFFERS AROUND

£245,000

W
WILKINS VARDY

OFFERS AROUND

£245,000

DETACHED BUNGALOW IN SOUGHT AFTER LOCATION

Offered for sale with no upward chain is this delightful two double bedroomed detached bungalow offering well ordered and neutrally presented accommodation, including a garden room with patio doors opening out onto an attractive rear garden.

The property is situated in an established, sought after residential area, well placed for local amenities and just 2.8 miles from Chesterfield Town Centre.

- Detached Bungalow
- Kitchen & Garden Room
- Bathroom/WC
- NO CHAIN
- Detached Garage & Car
- Dual Aspect Living Room
- Two Double Bedrooms
- Attractive Gardens
- EPC Rating: TBC

Standing Space

General

Gas central heating (Worcester Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 77.2 sq.m./831 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Tupton Hall School

Entrance Porch

With tiled floor and a glazed door leading into the ...

Entrance Hall

A spacious central hallway with a built-in storage cupboard.

Living Room

18'1 x 14'1 (5.51m x 4.29m)
A generous dual aspect reception room having a tiled fireplace with fitted gas fire.

Kitchen

11'2 x 10'6 (3.40m x 3.20m)
Being part tiled and fitted with a modern range of oak effect wall, drawer and base units with granite effect work surfaces, and including a ceramic 1½ bowl sink with mixer tap.
There is an under counter Neff double oven and 4-ring gas hob with extractor hood above.
Integrated Neff appliances to include dishwasher and fridge.
There are two built-in cupboards, one housing the central heating boiler.
Tiled floor.
A glazed door leads into the ...

Garden Room

16'5 x 9'2 (5.00m x 2.79m)
A good sized reception space, with windows to three sides and glazed patio doors leading out onto the rear garden.
There is a fitted worktop along one wall, with a small base unit, and space/plumbing for a washing machine, dryer and freezer.

Bedroom One

11'10 x 10'10 (3.61m x 3.30m)
A good sized front facing double bedroom with a modern range of fitted wardrobes along one wall.

Bedroom Two

10'10 x 9'10 (3.30m x 3.00m)
A second good sized rear facing double bedroom, again fitted with a range of wardrobes and drawer units.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with shower screen and Mira mixer shower over, pedestal

wash hand basin and low flush WC.
Waterproof vinyl flooring.

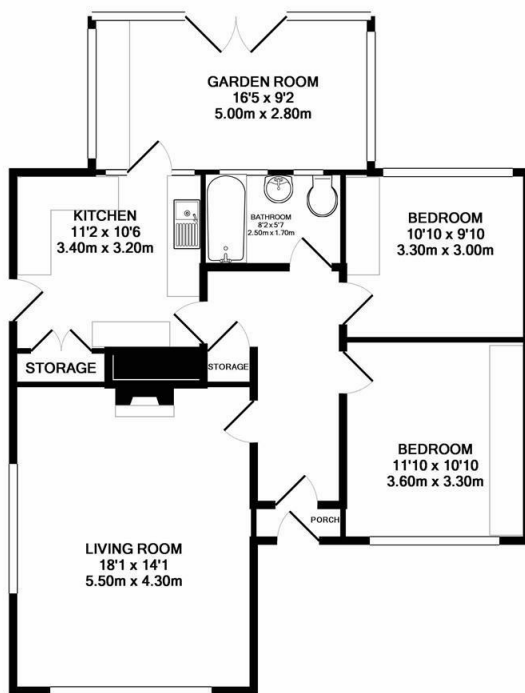
Outside

The property has an attractive lawned and planted garden to the front, with a concrete drive providing off street parking.

Cast iron gates lead to a further drive to the side, providing additional parking and leading to the detached single garage.

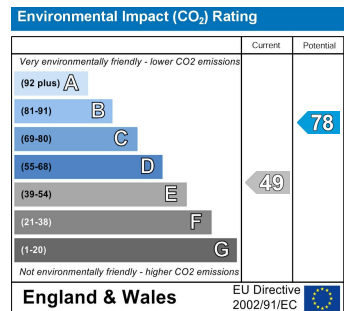
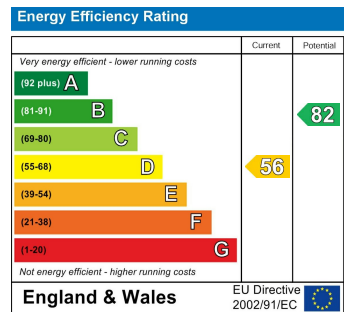
The rear garden comprises a paved patio with steps down to a lawn with planted borders and path leading to a garden shed.





TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019



Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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

wilkins-varDY.co.uk