



5 Gittos Lane,
Wingerworth, S42 6FQ

£289,995

W
WILKINS VARDY

£289,995

SUPERB DETACHED FAMILY HOME WITH SOUTH FACING REAR GARDEN

This delightful four double bedroomed, two 'bathroomed' detached family home offers over 1300 sq. ft. of generously proportioned and immaculately presented accommodation including a lovely open plan dining kitchen, together with garaging and a south facing rear garden.

The property sits on this popular development just outside Wingerworth, being well placed for the local amenities and for access to commuter links.

- Modern Detached House
- Open Plan Kitchen/Diner
- Four Double Bedrooms
- Semi Detached Garage
- Enclosed South Facing Rear Garden
- Two Reception Rooms
- Utility Room & Cloaks/WC
- En Suite & Family Bathroom
- EPC Rating: B

General

Gas central heating (Ideal System Boiler)

uPVC double glazed windows and doors (except front entrance door which is composite)

Gross internal floor area - 123.1 sq.m./1325 sq.ft.

Council Tax Band - D

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

Entrance Hall

Having a tiled floor and staircase rising to the First Floor accommodation.

Sitting Room

9'5 x 9'0 (2.87m x 2.74m)

A versatile front facing reception room.

Living Room

16'3 x 11'5 (4.95m x 3.48m)

A good size front facing reception room.

Open Plan Kitchen/Diner

19'2 x 12'2 (5.84m x 3.71m)

Fitted with a range of cream wall, drawer and base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher and fridge/freezer.

Included in the sale is the range cooker having a glass splashback and fitted extractor hood over.

There is also a built-in airing cupboard which houses the hot water cylinder.

Downlighting to the kitchen area and tiled flooring.

French doors overlook and open onto the rear garden.

Utility Room

Again, fitted with a range of cream wall, drawer and base units with work surface over, including an inset single drainer stainless steel sink with mixer tap.

Space is provided for an integrated washing machine.

Tiled flooring.

A door gives access onto the rear garden and a further door leads into the ...

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a pedestal wash hand basin and low flush WC.

Tiled flooring.

On the First Floor

Landing

With loft access hatch.

Master Bedroom

12'6 x 9'3 (3.81m x 2.82m)

A front facing double bedroom, having a range of built-in wardrobes along one wall. A door leads through into the ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Chrome heated towel rail.

Tiled floor.

Bedroom Two

13'9 x 9'5 (4.19m x 2.87m)

A front facing double bedroom.

Bedroom Three

12'0 x 8'1 (3.66m x 2.46m)

A rear facing double bedroom.

Bedroom Four

10'1 x 8'10 (3.07m x 2.69m)

A rear facing double bedroom, currently used as a Study.

Family Bathroom

Being part tiled and fitted with a white 4-piece white suite comprising of a panelled bath, pedestal wash hand basin, low flush WC and shower cubicle with mixer shower.

Chrome heated towel rail.

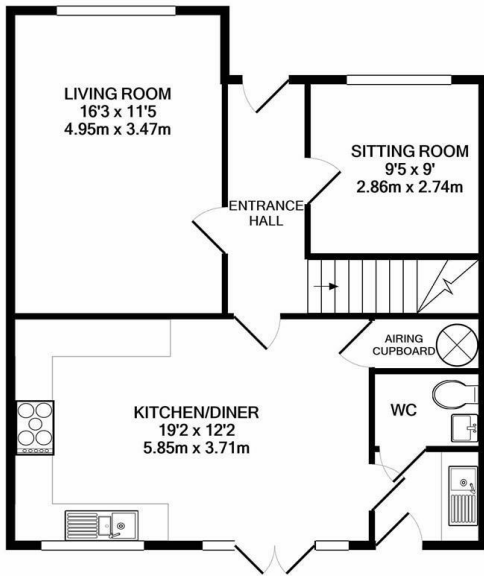
Tiled floor.

Outside

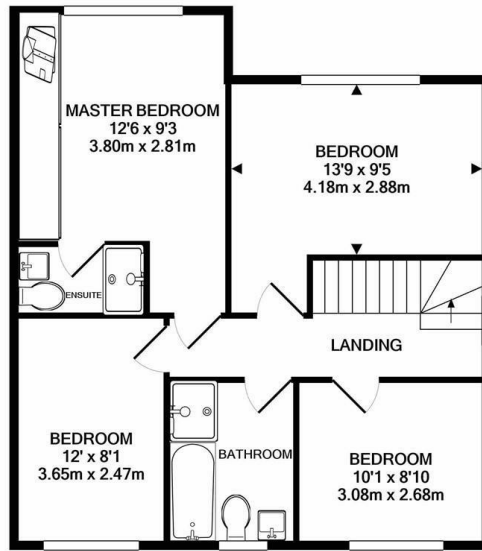
To the front of the property there is a lawned garden and a low maintenance chipped bark garden with shrubs, split by a paved pathway leading to the front entrance door. Adjacent is a tarmac driveway providing ample off street parking and leading to the brick brick semi detached garage having light and power.

A side gate gives access to the enclosed south facing rear garden which is laid mainly to lawn and has a raised flower bed, two decked seating areas, one with pagoda and a corner summer house. The property also has external lighting and power point.





GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1325 SQ.FT. (123.1 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		95
(81-91) B	86	
(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

Relocation agent network

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, kitchen appliances, shower units, 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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