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estate agents

36 Burton Street

Wingerworth, Chesterfield, S42 6FH

Guide price £260,000

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* OUR BRANCH IS CLOSED BUT WE ARE STILL OPEN. CALL OR E-MAIL TO ENQUIRE ABOUT THIS PROPERTY *

Price Guide £260,000-£270,000

Beautifully presented FOUR BEDROOM DETACHED new build house, in SHOW-HOME CONDITION THROUGHOUT Ideally suited to modern living, the property provides flexible, contemporary styled accommodation set across two levels, and benefits from upgraded extras (Quality fitted wardrobes to 2 bedrooms, Tiled Floors to Hall, Cloakroom & Dining Kitchen & Quality New Re-Fitted Carpets.

Generously proportioned and immaculately presented accommodation including Gas CH & uPVC Double Glazing & comprises Hall, Lounge, Superb Dining Kitchen, Utility Area and Cloaks/WC. First Floor Master Bedroom with En Suite and Quality range of Hammond's Fitted Wardrobes, Guest Bedroom with Quality fitted Wardrobes/part mirrored, 2 further bedrooms & Family Bathroom.

The property sits on this popular development just outside Wingerworth, being ideally placed for the local amenities and for prestigious schools, bus services and transport links.

Private low maintenance enclosed SOUTH FACING rear lawn garden and ample off street parking with Integral Garage.

INTERNAL VIEWING IS HIGHLY RECOMMENDED!!

Additional Information

Gas central heating (Ideal System Boiler)
uPVC double glazed windows and doors (except front entrance door which is composite)
Gross internal floor area - 102.2sq.m. / 1101sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Tupton Hall School

External Canopy Porch

Entrance Hall

Composite Door. Stairs climb to the first floor. Quality Tiled Floor

Lounge

16'5" x 11'3" (5.01 x 3.43)

Newly re-fitted quality carpets, fitted blinds and recently decorated. Under-stairs storage.

Dining Kitchen

17'9" x 8'8" (5.42 x 2.65)

Quality Upgraded range of cream wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher and fridge/freezer.

Electric Oven/Gas Hob and fitted Extractor Hood over.

Downlighting to the kitchen area and quality tiled flooring.

French doors overlook and open onto the rear garden.

Utility

Fitted with a range of cream wall, drawer and base units with work surface over.

Space is provided for an integrated washing machine.

Logic Combi Boiler.

Tiled flooring.

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





Ground Floor Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin and low flush WC.
Tiled flooring. Chrome Towel Rail

Landing

There is also a built-in airing cupboard which houses the hot water cylinder. Access to the Insulated Loft Space

Front Master Bedroom 1

14'7" x 9'10" (4.46 x 3.02)
A front facing double bedroom, having a Quality range of Hammond's built-in wardrobes along one wall. A door leads through into the ...

Ensuite Shower Room

Fitted with a white 3-piece suite comprising of a double shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Chrome heated towel rail.

Front Bedroom 2

12'10" x 8'9" (3.92 x 2.67)
Quality range of Hammond's built-in wardrobes along one wall with part mirror.

Rear Bedroom 3

10'11" x 8'1" (3.35 x 2.47)
Quality fitted blinds

Rear Bedroom 4

9'2" x 8'7" (2.80 x 2.63)
Currently utilised as a Study Room

Family Bathroom

Being part tiled and fitted with a white 3-piece white suite comprising of a panelled bath, with Shower Over with Mixer Shower & Screen, pedestal wash hand basin, low flush WC. Chrome heated towel rail.

Garage

16'4" x 8'8" (5.00 x 2.65)
Tarmac driveway providing ample off street parking and leading to the brick Integral garage having light and power.

Outside

Enclosed south facing rear garden which is laid mainly to lawn with fenced boundaries.

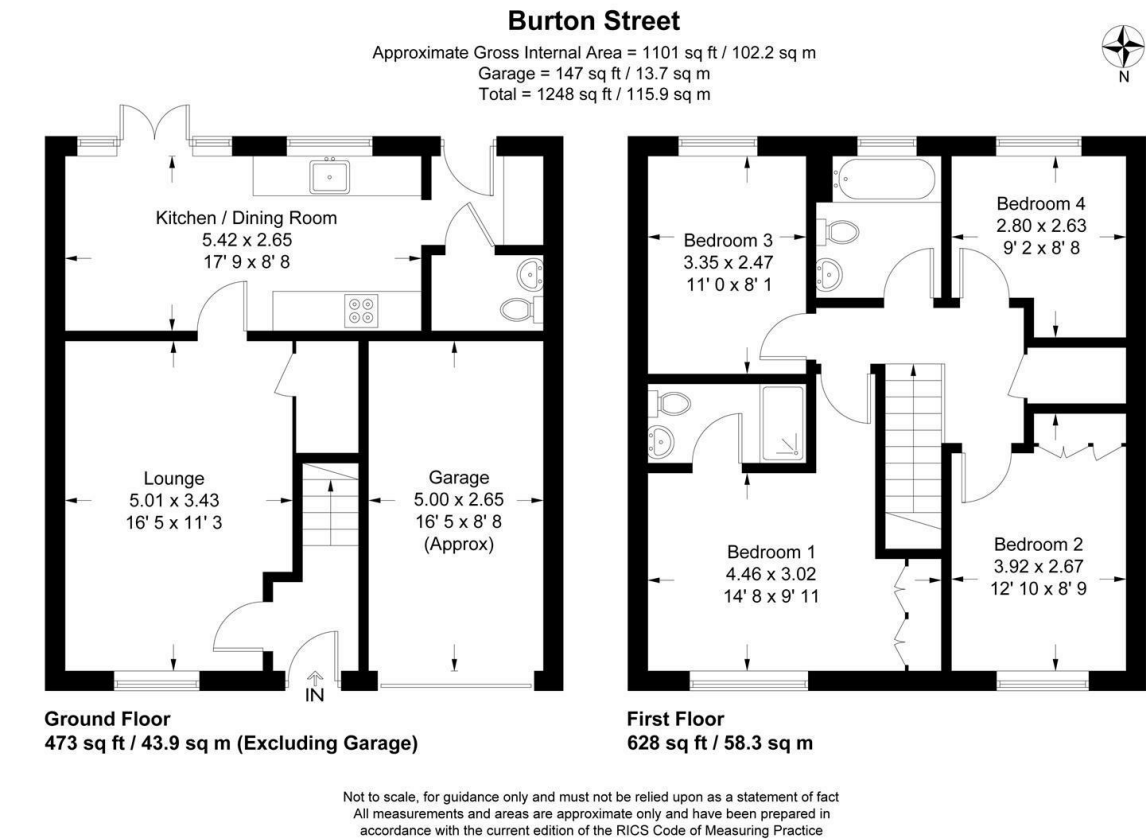
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.



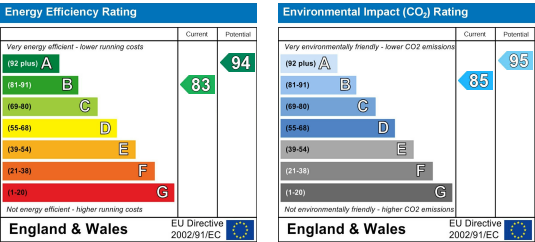
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, (space for more things to be added as custom) 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.

