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estate agents

25 Burton Street

Wingerworth, Chesterfield, S42 6FG

Guide price £220,000

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Price Guide £220,000-£225,000

NO ONWARD CHAIN

Impeccably presented FOUR BEDROOM/TWO BATHROOM Modern 3 storey Semi Detached Family Home. Built in 2016 by Bellway Homes with the remaining 10 year new build guarantee this superb property includes many quality extras (Wardrobes to Master Bedroom/Sky/Quality Blinds & Carpets/Composite Front Door)

Truly deserves an EARLY INSPECTION to avoid disappointment!

Offered with over 1100 Sq Ft of generously proportioned accommodation, gas CH, uPVC double glazing, Single Semi Detached Garage and ample car standing space to the drive this family home is also ideally placed to benefit from the local amenities of Wingerworth, Schools, Town Centre and major commuter links including M1 Junction 29 and A61 to Derby.

Comprises:- Entrance Hall, Cloakroom/WC, Dining Kitchen, Lounge, 3 First Floor Bedrooms & Family Bathroom, Master Bedroom/En Suite to second floor.

Outside there is an Open Plan Front with ample car standing on the drive for two vehicles plus Single Brick Semi Detached Garage. Gate to Enclosed Rear Garden with fenced boundaries and recently laid patio area.

Additional Information

Gas central heating Ideal Logic Combi Boiler
uPVC double glazed windows & Doors (Composite Front Door)
Gross internal floor area - 107.7sq.m/ 1159sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Tupton Hall School

Ground Floor

Entrance Hall

Staircase rises to the first floor accommodation. Tiled Floor

Downstairs Cloakroom/WC

Fitted with a White 2 piece suite which comprises of pedestal wash hand basin and low level WC. Tiled floor.

Dining Kitchen

13'8" x 9'3" (4.170 x 2.820)

A front facing room which is superbly fitted with a full range of White Hi-Gloss drawer, base and wall units with complementary work surfaces/upstands. Inset single drainer stainless steel sink with mixer tap. Integrated Electric Oven and 4 Ring Gas Hob with Stainless Steel Extractor Hood over. Also there is an Integrated dishwasher, washer/Dryer and fridge/freezer. Tiled Floor

Living Room

16'3" x 11'2" (4.95m x 3.40m)

Rear facing very spacious reception room which overlooks and enjoys access via French Doors onto the rear garden and newly laid patio. Useful spacious under stairs storage cupboard.

First Floor Landing

Built in airing cupboard with hot water cylinder. Stairs climb to the second floor

Front Double Bedroom 2

12'8" x 9'3" (3.86m x 2.82m)

Rear Double Bedroom 3

12'2" x 9'3" (3.720 x 2.830)

Overlooks the rear garden





Rear Single Bedroom 4 9'2" x 6'7" (2.79m x 2.01m)

Part Tiled Family Bathroom

Fitted with a White 3 piece suite which comprises of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low level WC. Vinyl floor covering.

On the Second Floor

Master Bedroom

18'6" x 12'5" (5.64m x 3.78m)
Superb generous double bedroom with a complementary range of built in wardrobes with hanging, shelves and internal lighting.

En Suite Shower Room

Partly tiled with White 3 piece suite which comprises of a shower cubicle with mixer shower, pedestal wash hand basin and low level WC. Vinyl flooring and Velux window



Outside

Open plan front lawn with pathway leading to the front door access. Side driveway which provides car standing space for 2/3 vehicles and leads to a semi detached single brick garage with light and power.

Side gate gives access to the enclosed rear garden with fenced boundaries, lawn and new patio area.



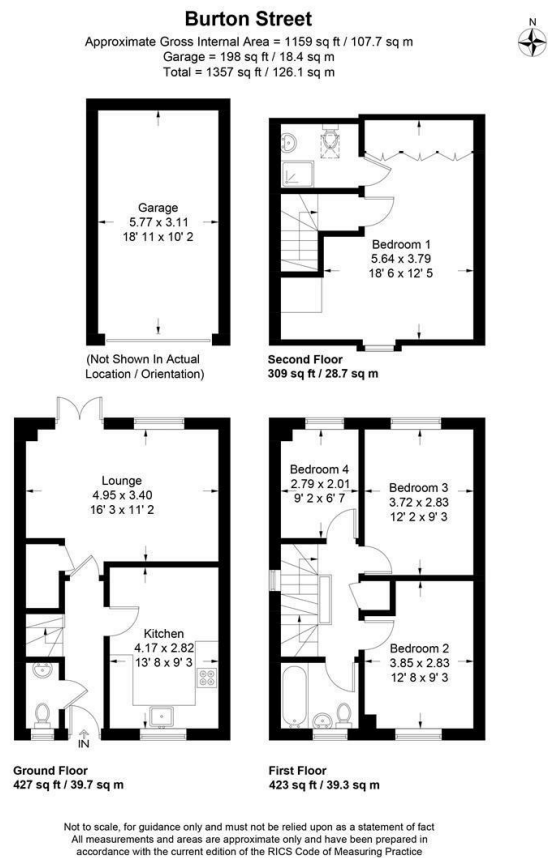
School catchment areas

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.



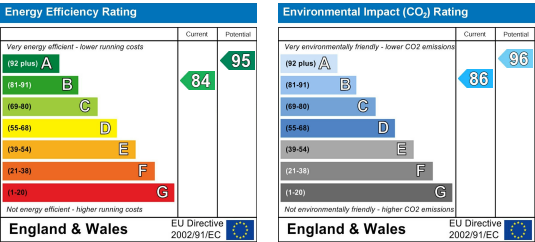
Floor Plan



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.

