



184 North Wingfield Road,
Grassmoor, S42 5ED

£315,000

W
WILKINS VARDY

£315,000

SUBSTANTIAL EXTENDED FAMILY HOME ON A GENEROUS PLOT

This three double bedroomed detached family home has a large conservatory extension to the rear offering an impressive 1362 sq.ft. of well appointed accommodation, which includes a modern kitchen and bathroom as well as a large open plan living/dining room with bay window whilst boasting a superb plot with south west facing rear garden and a generous block paved drive providing ample car/caravan parking.

With additional outbuildings including a workshop and wood store, as well as a garage with electric door, the property is located in this convenient position, close to the various amenities in Grassmoor.

- Detached Family Home
- Two Reception Rooms
- uPVC Double Glazed Conservatory
- Open Plan Kitchen/Family Room
- Cloaks/WC
- Three Double Bedrooms
- Modern 4-Piece Family Bathroom
- Detached Garage & Workshop
- EPC Rating: D
- South West Facing Rear Garden

General

Gas central heating (Potterton Promax Combi Boiler)
uPVC double glazed windows and doors
Security alarm system
Gross internal floor area - 126.6 sq.m./1362 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed entrance door opens into the ...

Entrance Hall

With staircase rising to the First Floor accommodation. A door gives access to a useful storage area which houses the electric meter and alarm system, whilst a further door gives access into the ...

Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and low flush WC.
There is also a built-in airing cupboard housing the combi boiler.

Open Plan Kitchen/Family Room

19'10 x 13'3 (6.05m x 4.04m)
Being part tiled and fitted with a range of modern cream shaker style wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl CDA single drainer sink with 3 in 1 boiling water kitchen mixer tap.
Integrated appliances to include a dishwasher, washing machine, fridge/freezer, microwave combi, electric oven and 4-ring induction hob with glass splashback and extractor hood over.
Downlighting and tiled flooring to the kitchen area.
Built-in under stair store cupboard.
a door gives access into the Dining Room and French doors open into the ...

uPVC Double Glazed Conservatory

23'0 x 12'1 (7.01m x 3.68m)
A lovely conservatory, spanning the full width of the property, having a tiled floor and four doors opening onto the rear garden.

On the First Floor

Landing

With loft access hatch.

Bedroom One

14'9 x 11'11 (4.50m x 3.63m)
A good sized front facing double bedroom, having a range of fitted wardrobes and drawer units.

Bedroom Two

16'2 x 10'3 (4.93m x 3.12m)
A good sized rear facing double bedroom.

Bedroom Three

13'0 x 9'3 (3.96m x 2.82m)
A good sized front facing double bedroom.

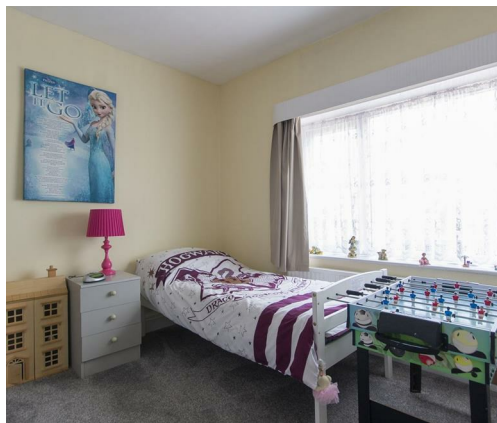
Family Bathroom

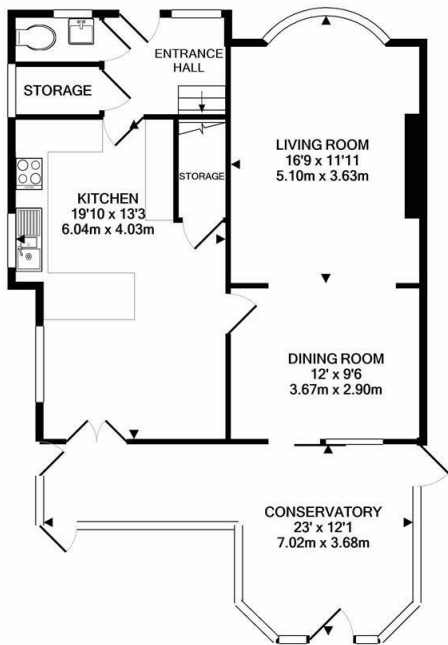
Being fully tiled and fitted with a modern white 4-piece suite comprising of a panelled bath with mixer tap, corner shower cubicle with mixer shower, semi inset wash hand basin with storage unit below and concealed cistern WC.
Chrome heated towel rail.
Laminate flooring and downlighting.

Outside

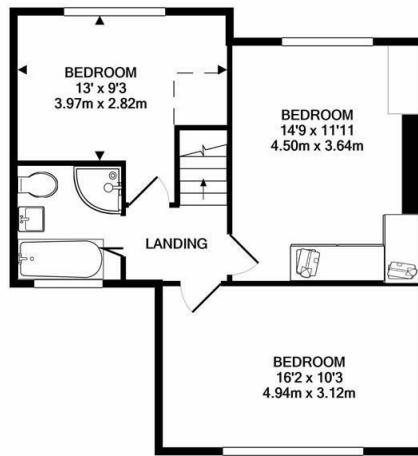
Double gates give access to a generous block paved drive providing ample off street parking for several vehicles, continuing down the side of the property to a detached single garage having an electric 'up and over' door.

A side lawn with raised planted borders continues round to the rear of the property, where there is a good sized lawn and a block paved patio with pebble border. There is also a large shed, currently used as a wood store, and a breeze block outbuilding currently used as a workshop, having light, power, a wood burning stove and also having access into the garage.





GROUND FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.6 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		
(81-91) B		82
(69-80) C		
(55-68) D		63
(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		
(81-91) B		77
(69-80) C		
(55-68) D		55
(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 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.

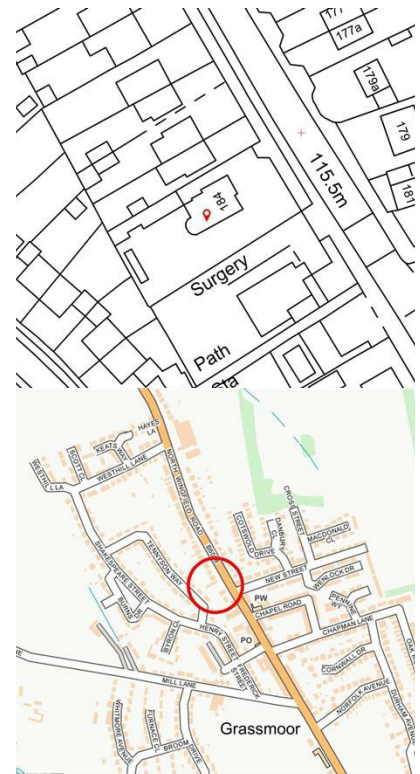
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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

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