



12 Church Close,  
Wingerworth, S42 6QA

£325,000

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WILKINS VARDY



# £325,000

## SUPERB FAMILY HOME WITH DOUBLE GARAGE AND STUNNING GARDENS

This outstanding three double bedroomed, two 'bathroomed' detached family home offers immaculately presented accommodation, together with an attached double garage and stunning landscaped west facing rear garden.

The property is located in this popular residential area, well placed for accessing the various amenities in Wingerworth, and for routes into the Town Centre and towards the M1 Motorway.

- Detached Family Home
- Kitchen & Cloaks/WC
- En Suite & Family Bathroom
- Landscaped Gardens
- Popular Location
- Two Receptions Rooms
- Three Double Bedrooms
- Attached Double Garage
- Cul-de-Sac Position
- EPC Rating: D

### General

Gas central heating (Glow Worm Spacesaver Boiler)  
uPVC double glazed windows and doors  
uPVC fascias  
Gross internal floor area - 123.9 sq.m./1334 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

Having a tiled floor and built-in under stair store cupboard. A staircase with varnished wood balustrade rises to the First Floor accommodation.

### Cloaks/WC

Being part tiled and fitted with a 2-piece white suite comprising of a concealed cistern WC and wash hand basin.  
Chrome heated towel rail.  
Tiled floor.

### Living Room

13'9 x 13'8 (4.19m x 4.17m)  
A generous rear facing reception room having an inset pebble bed gas fire with marble hearth and surround. An open archway leads through into the ...

### Dining Room

10'8 x 8'2 (3.25m x 2.49m)  
A rear facing reception room having French doors which overlook and open onto the rear patio and garden.

### Kitchen

12'0 x 9'7 (3.66m x 2.92m)  
Being part tiled and fitted with a white hi-gloss wall, drawer and base units with plinth heater and complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated Neff appliances to include a fridge/freezer, microwave combination oven, electric oven with slide/hide door and 4-ring ceramic hob with extractor over.  
Tiled floor.  
A uPVC door from the kitchen gives access into the Integral Garage.

### On the First Floor

### Landing

With loft access hatch having a pull down ladder to a part boarded roof space with lighting.  
There is also a built-in airing cupboard housing the hot water cylinder.

### Master Bedroom

12'7 x 9'5 (3.84m x 2.87m)  
A good sized front facing double bedroom with a door giving access 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, semi inset wash hand basin with storage below and to the sides and concealed cistern WC.  
Chrome heated towel rail.  
Vinyl flooring.

### Bedroom Two

12'4 x 10'5 (3.76m x 3.18m)  
A good sized rear facing double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage and drawer unit.

### Bedroom Three

10'5 x 9'5 (3.18m x 2.87m)  
A rear facing double bedroom.

### Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and Mira power shower over, semi inset wash hand basin with storage unit below and concealed cistern WC.  
Chrome heated towel rail.  
Vinyl flooring and downlighting.

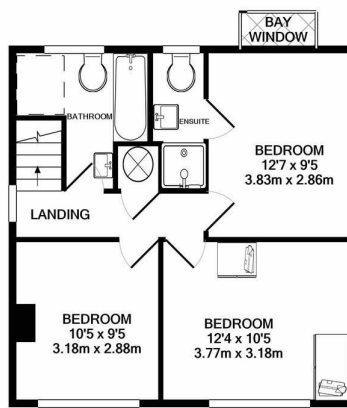
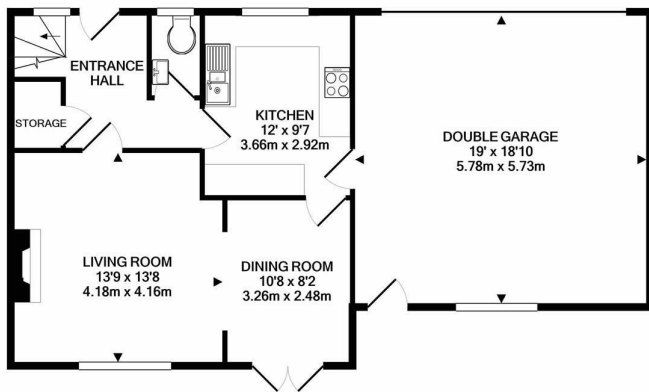
### Outside

To the front of the property there is a lawned garden with shrub borders, alongside a tarmac driveway providing off street parking and leading to the attached double garage, having light, power, space and plumbing for a washing machine and space for a tumble dryer.

To the rear of the property there is a beautiful landscaped west facing garden comprising of an open and covered paved patio area with steps leading up to a lawn with planted corner bed and fishpond with waterfall feature, decorative gravel surround and rockery. Three further steps lead to a second lawn with a circular paved seating area, and a side border of mature plants and shrubs. Beyond here, a gate gives access onto Lodge Drive.

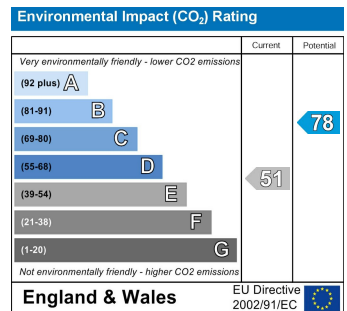
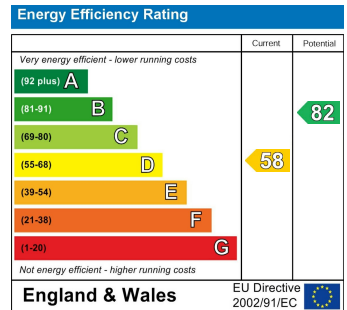






TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 SQ.M.)

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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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, 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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