

wards
estate agents

## 25 Mulberry Close

Wingerworth, Chesterfield, S42 6QE

**Guide price £220,000**

# 25 Mulberry Close

## Wingerworth, Chesterfield, S42 6QE

Guide Price £220,000 - £230,000

Offered with No Upward Chain.

Deceptively spacious THREE BEDROOM DETCHED BUNGALOW which does require a scheme of modernisation works. Situated in this ever popular cul de sac. Located in one of Wingerworth's most desirable locations, with a semi rural setting and being extremely well placed for local shops, reputable schooling and amenities in Wingerworth Village. Ideally positioned for major transport links into the Town Centre and on the edge of the Peak District.

Currently the accommodation benefits from gas central heating, uPVC double glazing, uPVC facias/soffits/guttering & end ridges. Comprises of entrance hallway, kitchen, reception room, dining room, three generously proportioned bedrooms, separate half tiled WC and partly tiled family bathroom with 3 piece suite.

Front low walling with mature well stocked garden. Shared access driveway leads to car standing space and leads further to the detached garage at the rear.

Private enclosed rear garden with paved patio and low stone walling. Upper lawn area with stocked borders. Wall and fenced boundary with additional Conifer and Beech hedges.

























## Additional Information

Gas Central Heating -Conventional Vaillant Boiler
uPVC double glazed windows
uPVC facias/soffits/gutters & end ridges
Gross Internal Floor Area - 94.7 Sq.m/ 1019.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area- Tupton Hall School

## Entrance Hall

11'11" x 5'4" (3.63m x 1.63m)

Front uPVC door leads into the entrance hallway. There is an airing cupboard where the cylinder water tank is found. Access to the attic space is also in the hallway.

## Reception Room

14'3" x 11'10" (4.34m x 3.61m)

Front aspect family reception room with front bay window. Brick fireplace with gas-fire.

## Dining Room

9'2" x 8'6" (2.79m x 2.59m)

Front aspect dining room with bay window.

## Kitchen

10'7" x 9'8" (3.23m x 2.95m)

Comprises of a range of base and wall units with work surfaces and inset stainless steel sink unit. Space for the cooker, fridge freezer and washing machine. Service hatch. Useful broom cupboard and Vaillant Boiler. uPVC door to the side of the property.

## Rear Double Bedroom One

11'11" x 9'9" (3.63m x 2.97m)

A rear aspect main double bedroom with view over the rear gardens.

## Rear Double Bedroom Two

10'8" x 10'7" (3.25m x 3.23m)

A further double bedroom which also has a rear aspect window overlooking the gardens.

## Bedroom Three

9'0" x 8'0" (2.74m x 2.44m)

A good sized third versatile bedroom that could also be used for office or home working.

## Separate WC

4'10" x 2'10" (1.47m x 0.86m)

Half tiled separate low level WC with tiled floor.













**Family Bathroom**

7'5" x 5'5" (2.26m x 1.65m)

Comprising of a 3 piece suite which includes a shower cubicle with mains shower, bath and pedestal wash hand basin. Heater towel rail.

**Detached Garage**

17'7" x 8'6" (5.36m x 2.59m)

Brick detached single garage with side personal door. Lighting and power.

**Outside**

Front low walling with mature well stocked garden. Shared access driveway leads to car standing space and leads further to the detached garage at the rear.

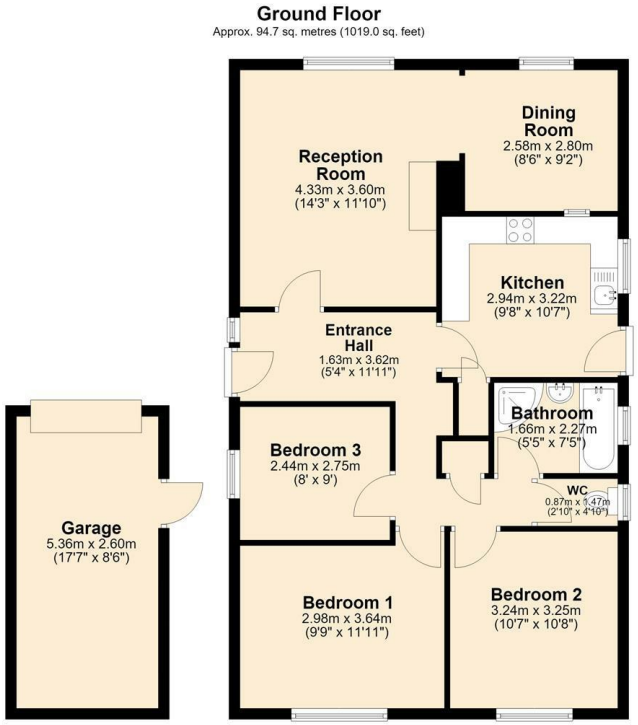
Private enclosed rear garden with paved patio and low stone walling. Upper lawn area with stocked borders. Wall and fenced boundary with additional Conifer and Beech hedges.

**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.

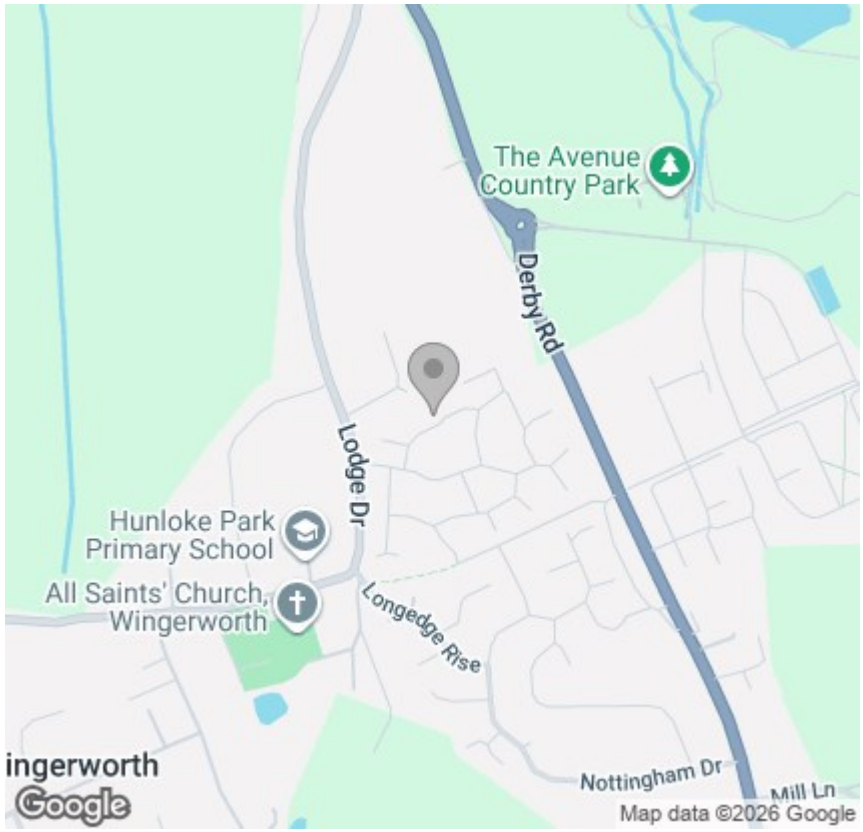
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan




Total area: approx. 94.7 sq. metres (1019.0 sq. feet)

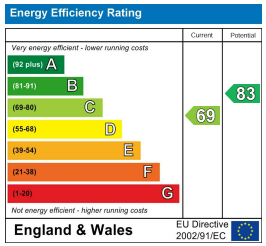
## Area Map

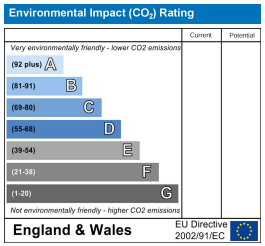



## Viewing

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




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, 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.

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