

Sally Botham
ESTATES

## Wyntor Avenue, Winster, Matlock, DE4 2DU

Offers in the region of **£375,000**







**4 WYNTOR AVENUE, Winster**

**A superbly appointed, fully refurbished bungalow, set in the corner of a quiet cul-de-sac, enjoying delightful views over the surrounding open countryside. Finished to an exceptionally high standard using quality fixtures and fittings, the property has undergone extensive renovations and has accommodation offering: three good-sized bedrooms, with an en suite to main; spacious shower room with level-entry cubicle; reception hallway, with a good range of fitted storage cupboards; spacious open-plan living dining kitchen; and utility room. There are gardens to front and rear, and a garage.**

**Winster is a quaint and picturesque village nestling on a hillside in The Peak District National Park. It has winding side streets of delightful stone-built cottages leading off Main Street, and there are a wealth of historic buildings including an early market house under the care of the National Trust. The village amenities include shops, post office, pubs, church, and medical centre. The towns of Bakewell (6.4 miles) and Matlock (5 miles) are just a few minutes' drive away, and the village is within commuting distance of the cities of Sheffield, Nottingham, and Derby.**

Entering the property via a half-glazed composite entrance door, which opens to:

**RECEPTION HALLWAY**
Having light wood-effect laminate flooring; central heating radiator with thermostatic valve; downlight spotlights; coat hanging space; a good range of storage cupboards with hanging rails and fitted shelving; and shoe cupboards with an oak seat top. Concealed within one of the cupboards is the combination gas-fired boiler, which provides hot water and central heating to the property. From the hallway, contemporary oak doors open to:

**LIVING DINING KITCHEN**
Having dual-aspect UPVC double-glazed windows, the rear windows enjoying views to the open fields and wooded hills that surround the village. The sitting area of the room has panelling to one wall, a central heating radiator with thermostatic valve, and a flame-effect electric stove. The room has light oak-effect laminate flooring, following through from the hallway.

The kitchen area of the room is fitted with a good range of shaker-style units in a hand-paint-effect finish, with cupboards and drawers beneath a quartz worksurface with a matching upstand. The worksurface returns to form a peninsular room divide and breakfast bar. There are wall-mounted storage cupboards. Set within the worksurface is a four-burner Bosch gas hob, over which is an extractor canopy, and beneath which is a fan-assisted electric oven. There is an under-mounted Belfast-style porcelain sink with mixer tap. Integral appliances include a slimline dishwasher and a fridge-freezer. The room is illuminated by downlight spotlights and there are pendant lights over the breakfast bar. There is a contemporary architectural feature vertical column radiator. A contemporary oak door leads to.









**REAR ENTRANCE LOBBY**
Having a composite entrance door opening onto the gardens to the rear of the property. There is a central heating radiator with thermostatic valve. A contemporary oak door opens to:

**UTILITY ROOM**
Having a range of units matching those of the kitchen, with a worksurface with an under-mounted Belfast-style porcelain sink and mixer tap. There are storage cupboards, and a utility cupboard with an automatic washing machine and a tumble dryer (included in the sale).

From the reception hallway, further doors open to:

**BEDROOM ONE**
With front-aspect double-glazed windows overlooking the gardens, and with views over the village to the open countryside beyond. The room has a central heating radiator with thermostatic valve, panelling to dado height on one wall, over-bed reading lights, and downlight spotlights. There is a central heating radiator with thermostatic valve. A door opens to:

**EN SUITE SHOWER ROOM**
With a rear-aspect double-glazed window with obscured glass. Suite with: quadrant shower cubicle with mixer shower, having monsoon-style rain head and handheld shower spray; contemporary circular wash hand basin set upon a quartz-topped wash stand with a tile splashback, and with illuminated mirror over; close-coupled WC. The room has a ladder-style towel radiator, downlight spotlights, and an extractor fan.

**BEDROOM TWO / SECOND RECEPTION ROOM**
A spacious room with dual-aspect UPVC double-glazed windows, enjoying far-reaching views over the garden to the open countryside beyond. The room has downlight spotlights and a central heating radiator with thermostatic valve. This could also be used as a second reception room.

**BEDROOM THREE**
Having a side-aspect window, central heating radiator with thermostatic valve, and downlight spotlights. This room would make an ideal work-from-home space/study, if not required as a bedroom.

**FAMILY SHOWER ROOM**
A spacious family shower room with solar light tubes, and a suite with: low-threshold double-width shower cubicle, with monsoon-style rain head and handheld shower spray; a contemporary oval wash hand basin, set upon on a quartz-topped wash stand, with storage drawers beneath and having a quartz splashback and mixer tap; and close-coupled WC. There is a ladder-style towel radiator with thermostatic valve, downlight spotlights, and an extractor fan.

**OUTSIDE**
To the front of the property is an area of forecourt garden, designed to below maintenance, with bark chip borders stocked with a good variety of ornamental shrubs. A flagged pathway leads to a flagged terrace, giving access to the entrance door.

To the rear of the property is an area of garden enclosed by fencing, and having a raised decked seating area where the door opens from the rear lobby, taking advantage of the far-reaching view. From the seating area, steps lead to a good-sized area of garden with borders stocked with ornamental shrubs. A low height door opens to a storage area beneath the property. There is outside lighting, and an outside power supply.

**GARAGE**
Set adjacent to the property, as part of a detached garage block, is a single garage (5.16m x 2.84m) with traditionally-hung vehicular access doors, power, and lighting. There is also parking for one vehicle to the front of the garage.

**SERVICES AND GENERAL INFORMATION**
All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication) 'D'

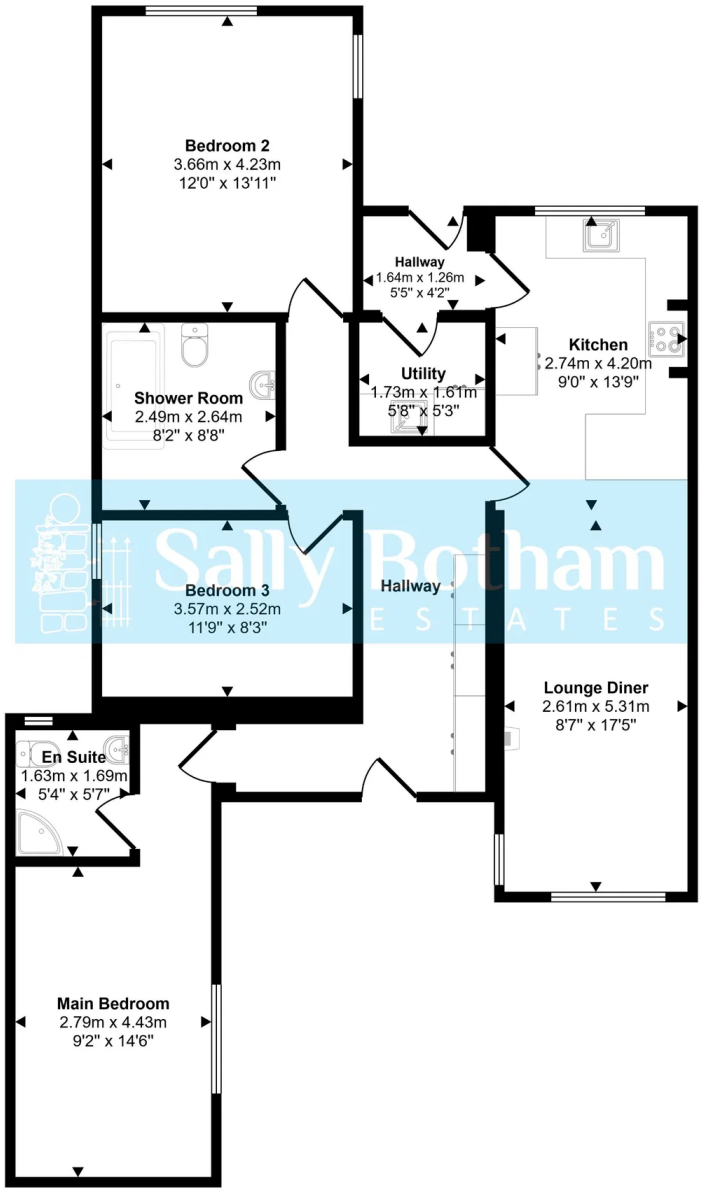
**DIRECTIONS**
From the A6 at Darley Dale take the B5057 signposted Wensley and Winster follow the road over the river at Darley Bridge though the village of Wensley and on to Winster. After passing the school take the first right turn into Wyntor Avenue where the property can be found at the head of the cul-de-sac on the left hand side.

Disclaimer
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. Photographs and descriptions may have been enhanced by AI. AI generated images have been used in the production of the details for this property providing interested parties with an example of the renovations works that could take place subject to any planning approval and are for information purposes only.





Approx Gross Internal Area
99 sq m / 1062 sq ft



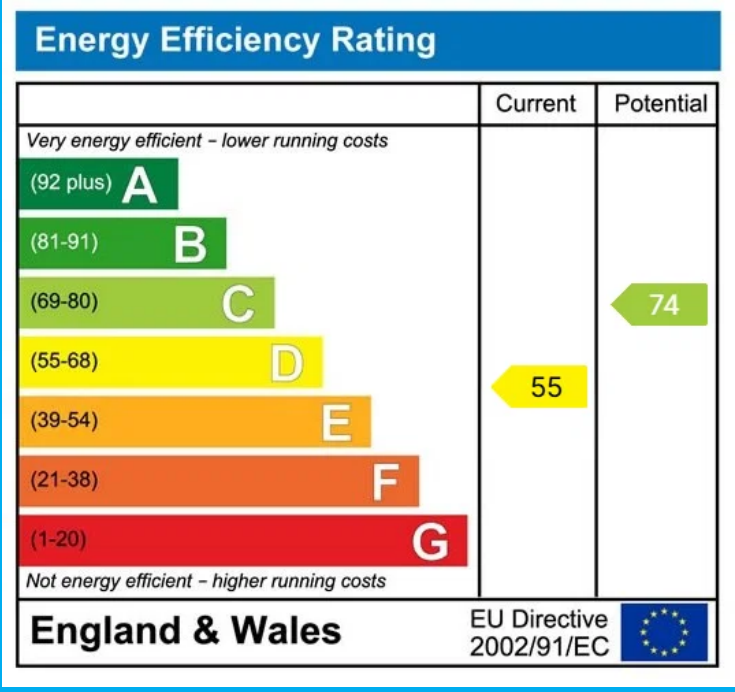

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
55
74
England & Wales
EU Directive 2002/91/EC




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