

wards
estate agents

# 194A Nethermoor Road

Wingerworth, Chesterfield, S42 6LH

**£280,000**

# 194A Nethermoor Road

## Wingerworth, Chesterfield, S42 6LH

OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!
Unique opportunity to acquire this TWO BEDROOM DETACHED BUNGALOW which is situated on a generous SOUTH FACING rear landscaped plot with open countryside beyond! Offering a great opportunity to carry out a full scheme of modernisation and currently benefits from gas central heating and uPVC double glazing.

Situated 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.

Internally the accommodation comprises of front entrance hall, kitchen, family reception/dining room, double main bedroom with rear views, front second bedroom and bathroom with 3 piece suite. Impressive basement with four spacious store rooms, ideal for home working!

Front well established mature gardens set with well stocked borders, well tended lawns and boundaries. Gated entrance to a superb blocked paved driveway which provides ample car parking spaces and leads to the carport. Garden shed/workshop with light & power.

Extensive rear SOUTH FACING garden plot having neat well tended lawns, full stocked mature borders and block paved patio.

Side vegetable planting area. A small stream which winds around the perimeter of the property, flows beneath the greenhouses and further to the front of the property. Superb views over open countryside.

Two garden ponds and garden well. Two greenhouse and external water tap.

## Additional Information

Gas Central Heating - Baxi Solo Combi Boiler
uPVC double glazed window/soffits/facias
Gross Internal Floor Area - 124.6 Sq.m/ 1342.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Tupton Hall School

























## Entrance Hall
14'2" x 9'6" (4.32m x 2.90m)

Access to the loft space. Coats cupboard.

## Kitchen
11'10" x 9'6" (3.61m x 2.90m)

Comprises of a base unit with sink, space for cooker and fridge/freezer.

## Reception /Dining Room
14'8" x 14'5" (4.47m x 4.39m)

Spacious family through reception/dining room with fireplace having a gas-fire. Superb views over the rear landscaped gardens.

## Rear Double Bedroom One
12'0" x 10'4" (3.66m x 3.15m)

Main double bedroom with view over the rear gardens and open fields beyond. Range of wardrobes.

## Front Double Bedroom Two
9'9" x 6'7" (2.97m x 2.01m)

A second good sized bedroom with front aspect views over the front gardens.

## Half Tiled Bathroom
9'1" x 5'0" (2.77m x 1.52m)

Comprising of a 3 piece suite which includes a bath, low level WC and wash hand basin set in cupboard.

## External Basement
16'1" x 15'5" (4.90m x 4.70m)

## External Store One
11'10" x 10'0" (3.61m x 3.05m)

## External Store Two
11'11" x 10'0" (3.63m x 3.05m)

## External Store Three
9'11" x 7'9" (3.02m x 2.36m)

## External Store Four
8'1" x 6'8" (2.46m x 2.03m)

## Outside
Front well established mature gardens set with well stocked borders, well tended lawns and boundaries. Gated entrance to a superb blocked paved driveway which provides ample car parking spaces and leads to the carport. Garden shed/workshop with light & power.

Extensive rear SOUTH FACING garden plot having neat well tended lawns, full stocked mature borders and block paved patio.













Side vegetable planting area. A small stream which winds around the perimeter of the property, flows beneath the greenhouses and further to the front of the property. Superb views over open countryside.

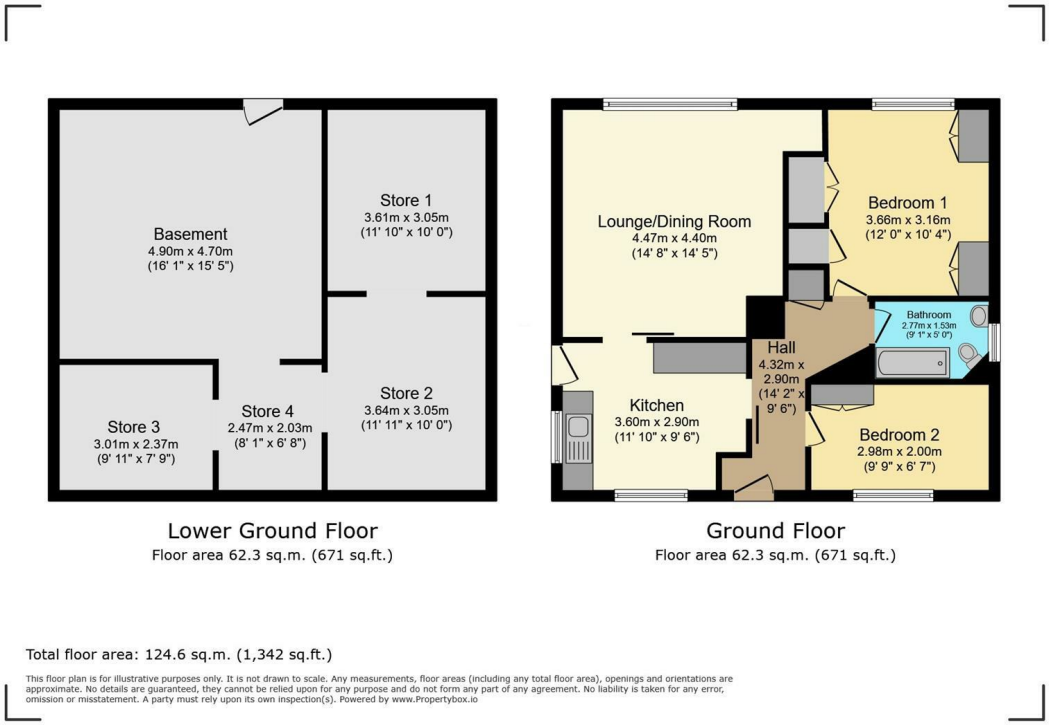
Two garden ponds and garden well. Two greenhouse and external water tap.

**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



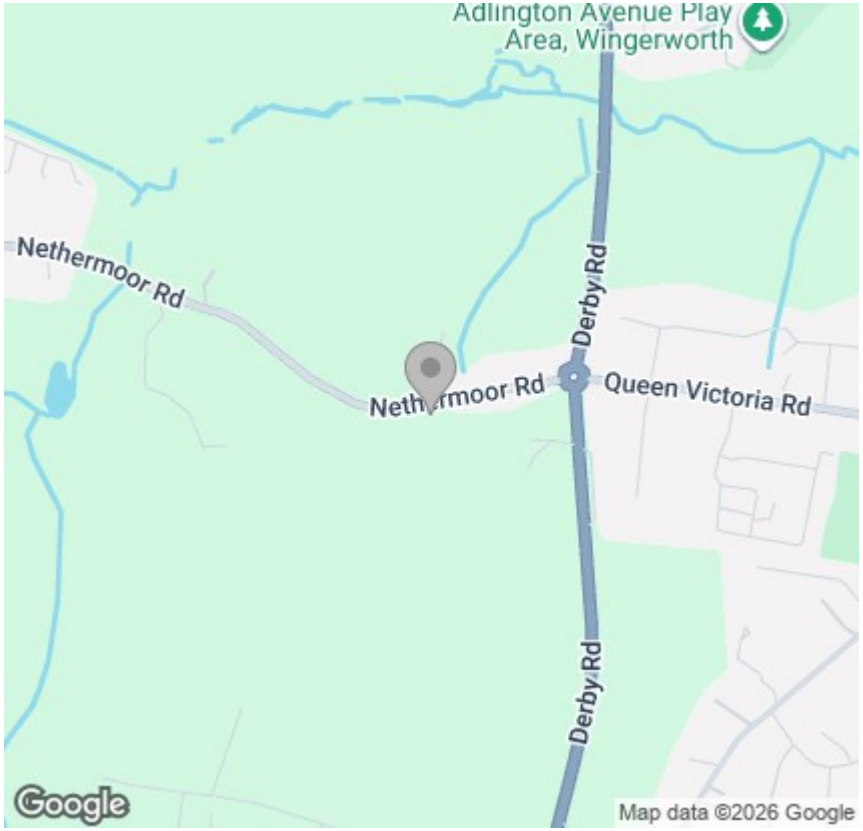

Lower Ground Floor
Floor area 62.3 sq.m. (671 sq.ft.)

Ground Floor
Floor area 62.3 sq.m. (671 sq.ft.)

Total floor area: 124.6 sq.m. (1,342 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

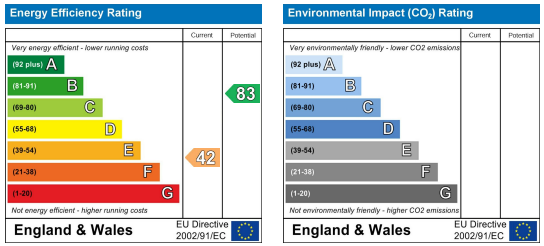
## Area Map




## 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.

17 Glumangate, Chesterfield S40 1TX
**Tel:** 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

RICS