

**20 WISTANES GREEN
WESSINGTON
DERBYSHIRE DE55 6JN**



O A £375,000 No Upward Chain

A quality nearly new home as part of a highly regarded village development.

Situated facing open fields and countryside on the fringe of the Wistanes Green development, this attractive detached home offers the benefits of contemporary styling and new home efficiency, well suited for modern lifestyles. Built in 2018 by Wildgoose Homes who delivered on their reputation for quality of construction and design. Internally, the property offers well proportioned three bedroomed accommodation with versatility for family needs and the design caters for future adaptation to provide a ground floor en-suite fourth bedroom for those seeking single storey living. A closer inspection will reveal the upgraded finish to include silestone kitchen worktops, professionally fitted shutters and blinds. Externally there is the benefit of ample parking, a good sized single garage and enclosed level gardens.

Wistanes Green lies within the attractive village of Wessington, which boasts the benefit of a well respected primary school, village pub, church and chip shop, all set around an attractive village green.

The property is well located for road travel to the nearby towns of Alfreton and Matlock, each offering a wide range of market town shops, leisure and employment opportunities. Commuter links to further afield via the A38 and M1 corridor are readily accessible as are the delights of the surrounding Derbyshire countryside.

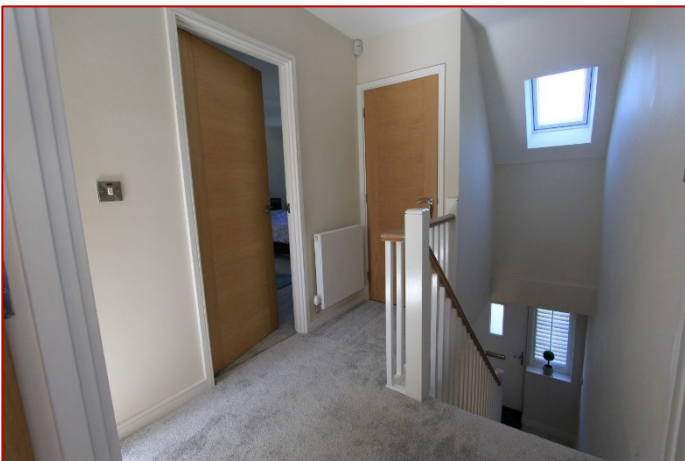
- Nearly new home
- "Home For Life" design
- 3 Bedrooms
- Well situated facing open fields
- Highly regarded village development
- Good sized single garage
- Enclosed level gardens
- Hive central heating control
- Fitted wardrobes in each bedroom
- High quality blinds/shutters throughout
- Well respected primary school
- Convenient location



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



ACCOMMODATION

An attractive coloured wood grain effect front door opens to a **central hallway** where the modern elegant style which continues throughout the house is immediately evident. There is a ceramic tiled floor, front aspect window with professionally installed shutters, stairs leading off to the **first floor** having a useful cupboard beneath. Oak veneered internal doors (similar throughout the house) lead off to the ground floor accommodation.

Sitting Room – 4.35m x 3.25m (14' 3" x 10' 7") the design offering options for conversion to a ground floor en-suite fourth bedroom. A front facing bay window (with professionally installed shutters) allows good natural light complemented by a smaller window to the side. A pair of similar doors lead off to the:

Living Dining Kitchen – 8.87m x 3.42m (29' 1" x 11' 2") measured overall. A generous open plan room, designed for all day living, and making excellent use of natural light with a broad square bay window to the living area and fully glazed French doors with integral blinds allowing access to the rear garden and an additional window to the kitchen. The dining area and kitchen are defined by a ceramic tiled floor whilst the kitchen area is fitted with extensive cupboards in grey, complemented by silestone work surfaces in a deeper shade. There is a 1½ bowl sink unit, integral dishwasher, eye level oven and microwave, larger fridge and freezer. A central island unit provides a breakfast bar facility and additional storage.

Utility Room – 2.05m x 2.01m (6' 7" x 6' 6") accessed off the kitchen and with a continuation of the tiled flooring through from the kitchen and hallway, with built in low level cupboards topped with wood grain effect work surfaces and splash back upstands. There is a stainless steel sink unit and plumbing for an automatic washing machine whilst to the wall a gas fired combination condensing boiler which serves the central heating and hot water system. There is external access from the driveway at the side of the house and front aspect window. Also off the utility room there is access to a:

Cloak Room with low flush WC, wall hung wash hand basin, tiled floor and ceiling mounted extractor fan.

From the hall, stairs rise to the first floor **galleried landing** which has access to the **roof void** and a built in storage houses the substantial hot water cylinder.

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Master Bedroom 1 – 5.62m x 3.26m (18' 4" x 10' 7") a generous sized double bedroom with dressing area and front aspect allowing superb views across the neighbouring fields and countryside beyond. There is a second window to the side and built in full height wardrobes with sliding doors.

En-Suite Shower Room fitted with a contemporary suite to include wash hand basin with drawered storage beneath, low flush WC with concealed plumbing and a walk-in shower cubicle. Chrome ladder radiator, white tiled floor, contrasting grey ceramic tiling to three walls, rear facing window and demisting illuminated mirror.

Family Bathroom fitted with a white suite to include low flush WC, broad wash hand basin with deep drawered storage and a panelled bath with mixer shower fitting and glazed shower screen. There is complementary ceramic tiling to the walls and floor, demisting illuminated mirror, ceiling mounted extractor fan and chrome ladder radiator.

Bedroom 2 – 4.23m x 2.45m (13' 9" x 8') a second double bedroom with window overlooking the rear gardens and built in full height double wardrobe.

Bedroom 3 – 3.2m x 3.1m (10' 5" x 10' 2") enjoying similar countryside views to the front, a third double bedroom again fitted with full height wardrobes.

OUTSIDE

To the side of the property, a block paved driveway provides car standing for two vehicles and which leads to a:

Single Garage standing semi-detached to the neighbouring garage, built of brick beneath a tiled roof. There is electric, power, light and personnel door into the garden.

The principal gardens are found at the rear, enclosed for safe child play. Paved paths and patio areas lie adjacent to the house, the remainder being lawned and, overall, a level site.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from Hive controlled gas fired central heating with Worcester Bosch boiler and UPVC double glazing. There is also a security alarm system. No test has been made on services or their distribution.

COUNCIL TAX – Band D.

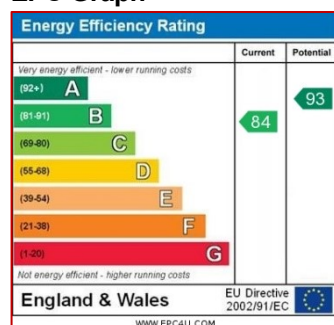
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock take Causeway Lane in the direction of Tansley and Alfreton. Follow the road for around four miles into Wessington. On entering the village, Wistanes Green is the first turn on the left hand side. follow the road around to the left and the property can be found off the end of the cul-de-sac on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9687

EPC Graph



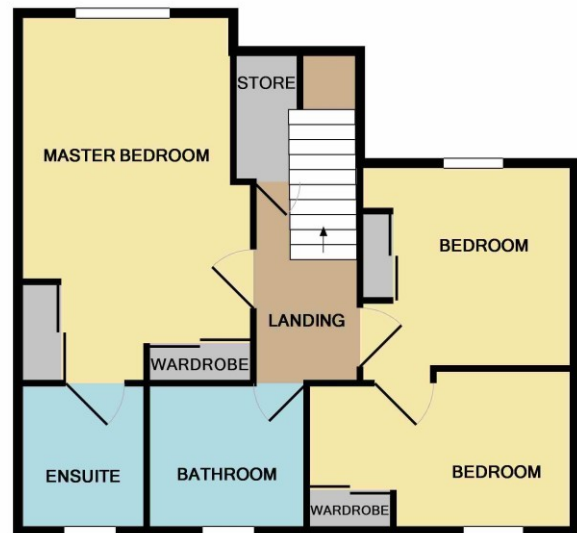
www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.4 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

Made with Metropix ©2019

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.