

**6 WRENPARK ROAD
WINGERWORTH
CHESTERFIELD
DERBYSHIRE S42 6RZ**



O A £300,000

A detached three bedroom bungalow enjoying an excellent corner plot and sought after residential location.

Standing to a good sized corner plot with delightful gardens, this detached three bedroom bungalow offers opportunity for general updating. Built in the 1960's of brick beneath a tiled roof, the bungalow also offers opportunity for extension or development to create a larger family home, if desired, and a closer inspection is recommended to fully appreciate the property's merits.

Situated off Langer Lane, handy for access to neighbouring countryside and within one of the areas quite sought after locations, the property is well placed for access to local shops and facilities, the village primary school and access into and around Chesterfield. Good road communications also lead to the neighbouring centres of employment to include Matlock, Bakewell and Alfreton, with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Detached bungalow
- Sought after village location
- Scope for general updating
- Opportunity for extension, subject to consents
- Good sized and well maintained garden plot
- Three bedrooms
- Single garage
- Driveway parking
- Viewing highly recommended



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ACCOMMODATION

A uPVC double glazed front door with side panel opens to an **entrance porch** with quarry tiled floor and glazed door opening to a **central hallway** with doors leading off to the principal accommodation and a built-in airing cupboard store which houses the gas fired combination condensing boiler serving the central heating and hot water system.

Sitting Room – 4.2m x 3.6m (13' 9" x 11' 10") with a broad front aspect window allowing good natural light and as a focal point a tiled fireplace with open flue, currently siting a log effect electric fire.

Dining Kitchen – 5.14m 3.32m (16' 10" x 10' 11") with a range of built-in cupboards and work surfaces, stainless steel sink unit, together with plumbing for an automatic washing machine and electric cooker point. The room features a terrazzo tiled floor, windows to the side and rear and a uPVC double glazed door allowing external access from the rear via an open porchway.

Shower Room – fitted with a modern white suite to include low flush WC, pedestal wash hand basin and broad walk-in shower cubicle with sliding screens and thermostatic shower fitting. The room is finished with full height ceramic wall tiling.

Bedroom 1 – 3.3m x 3.04m (10' 10" x 10') a rear facing double bedroom looking across the gardens and the rooftops of the cul-de-sac.

Bedroom 2 – 4.22m x 3.04m (13' 10" x 10') a larger double bedroom with front aspect window.

Bedroom 3 – 3.18m x 2.56m (10' 5" x 8' 5") again, with front aspect window, offering versatility as a third bedroom / dining room or perhaps study.

Garage – 7.7m x 2.5m (25' 3" x 8' 3") spanning the full depth of the house, offering excellent storage or workshop potential. There is an up and over door to the front, personnel door to the rear, together with a separate fuel store with separate access. The garage has access to the roof void, the section above the garage being fully boarded, and open to the remaining loft space above the accommodation, which offers some potential for conversion, subject to the necessary approvals.

OUTSIDE

The bungalow stands to a good sized corner plot where it is immediately evident the gardens have been well maintained and cared for over the years. There are traditional lawns and well stocked borders planted with a variety of shrubs and perennials, all set within hedged boundaries. The larger rear garden includes a rustic trellis with climbing rose and productive soft fruit beds. The driveway provides car standing and access to the integral garage.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and uPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band D (North East Derbyshire District Council)

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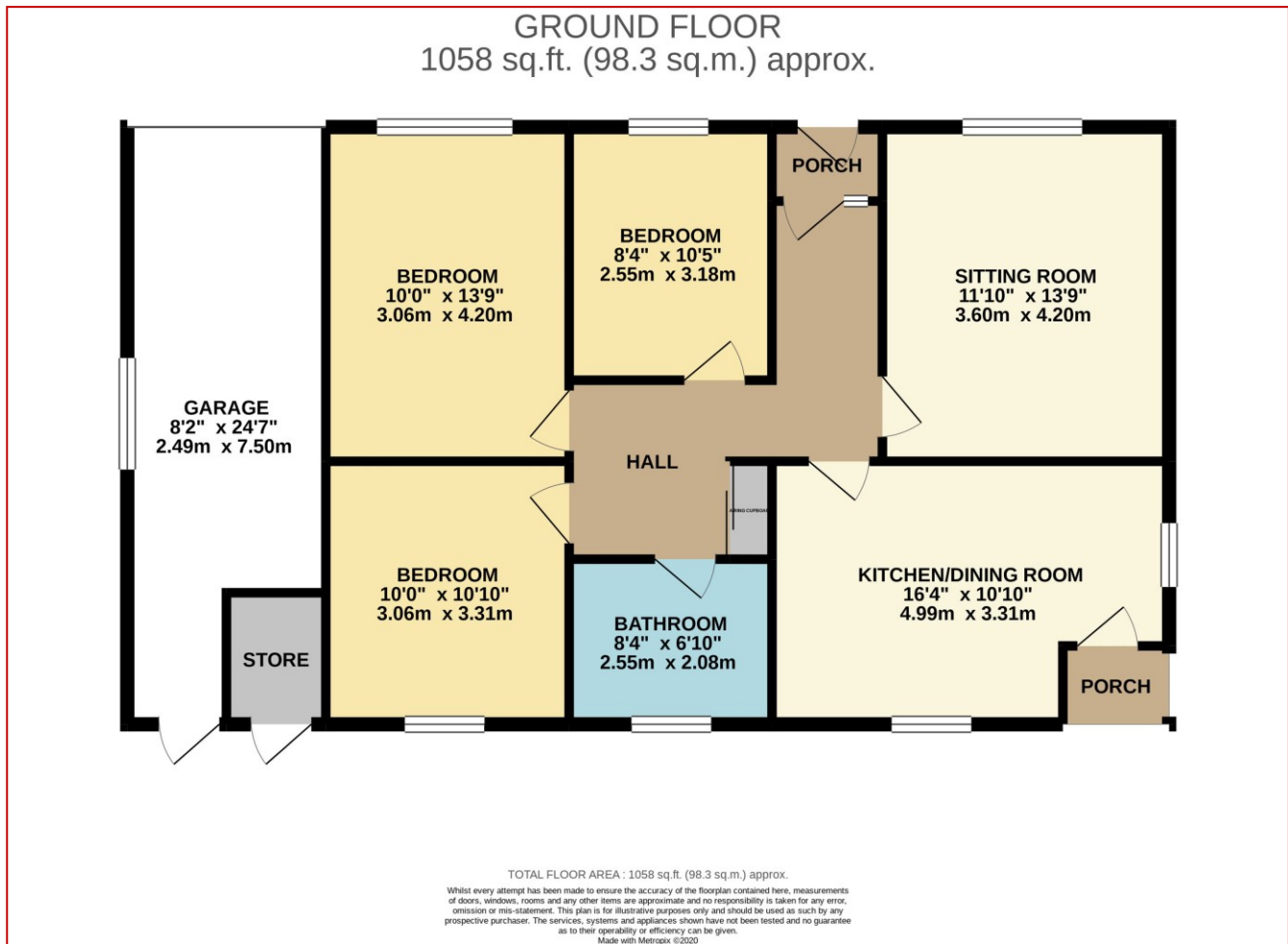
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – Leave Chesterfield on the A61 before turning right onto Langer Lane. Continue on into Wingerworth before turning right onto Chartwell Avenue. Turn next left onto Hilltop Road, and next right onto Wrenpark Road. No. 6 can be found on the right hand side on the corner of the junction with Robincroft Road.

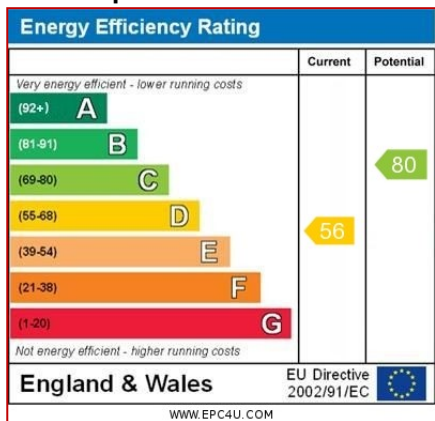
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9834

Floor Plan



EPC Graph



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