FIDLERTAYLOR

**50 WESSINGTON LANE**
**SOUTH WINGFIELD**
**NR ALFRETON**
**DERBYSHIRE DE55 7NB**

# O A £215,000

**A traditional three bedroom semi-detached home providing extended accommodation and enjoying a delightful edge of village semi-rural location.**

Standing towards the edge of South Wingfield with delightful countryside views, this traditional three bedroom semi-detached property presents an excellent opportunity for the growing family, professional couple or perhaps first time buyers. The house benefits from a good sized garden plot with ample off-street parking and a sizeable detached garage. A single storey extension provides an excellent open plan living dining kitchen with tri-fold doors opening to the gardens. There is the benefit of a modern finish with UPVC double glazing and gas fired central heating. A closer inspection is strongly recommended to appreciate the full merits of the property.

South Wingfield is well placed for exploring the surrounding countryside and boasts local pubs and a well respected primary school. Neighbouring Crich provides a wider range of local shops and facilities along with neighbouring Moorwood Moor and Wessington which each host quality pub eateries. The nearby centres of employment include Matlock, Belper, Chesterfield and Alfreton which also provides ready access to commuter links via the A38 and M1 corridor leading to Sheffield, Derby, Nottingham and beyond.

- 3 bed semi-detached property
- Delightful edge of village semi-rural location
- Good sized garden plot
- Ample off street parking
- Detached garage
- Countryside views
- Viewing highly recommended

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**ACCOMMODATION**

A UPVC double glazed front door opens to an **entrance hall** with stairs leading off to the **first floor** and door opening to the:

**Sitting Room** – 4.45m x 3.63m (14' 6" x 11' 9") a front aspect bow window looking across the gardens and with distant views to the neighbouring rolling countryside. Around the chimney breast is a low level TV and display plinth. A door leads off to the:

**Living Kitchen** – 5.65m x 4.1m (18' 5" x 13' 4") average which includes a single storey extension to the original house creating an excellent all day living space with access to the patio and gardens via double glazed tri-fold doors. There is a natural grey tiled flooring, two velux roof lights and additional window to the side allowing good natural light. The kitchen area is fitted with contemporary cupboards and drawers in contrasting black and white complemented by roll edge work surfaces. There is a 1½ bowl composite sink unit, induction hob, low level electric oven with glass and steel extractor canopy above. The kitchen also includes additional full height cupboards which surround a full height fridge and freezer unit.

An open door leads to a **utility area** siting the gas and electric meters and including work bench, built in shelving and plumbing for an automatic washing machine. A door opens to a **cloak room** with low flush WC and corner wash hand basin together with a continuation of the tiled floor from the kitchen and utility area.

From the hall, stairs rise to the first floor **landing** which has access to the **roof void**, window to the side and doors opening to:

**Bathroom** fitted with a modern white suite to include a low flush WC, pedestal wash hand basin and panelled bath with electric shower above and glass screen. Complementary ceramic tiling, black granite tiled floor, chrome ladder radiator plus vanity mirror above the basin and built in storage behind the bath and shower.

**Bedroom 1** – 3.5m x 3.1m (11' 5" x 10' 2") overall. A front aspect window allows improved views across the neighbouring tree lined fields. To the side of the chimney breast is a range of full height illuminated display shelving.

**Bedroom 2** – 2.84m x 2.85m (9' 3" x 9' 3") with rear aspect window overlooking the gardens.

**Bedroom 3** – 2.59m x 1.89m (8' 5" x 6' 2") a good single room with a similar rear aspect window and presently finished with a Disney Princess feature wall.

**OUTSIDE**

The property benefits from a good sized garden plot which includes a gravel drive leading from the laneside providing ample car standing and access to a detached:

**Garage** – 7.1m x 2.94m (23' 3" x 9' 6") offering excellent storage and workshop potential. There is an up-and-over door, UPVC double glazed windows and personnel door together with a full length boarded upper floor providing additional storage options.

To the side of the drive at the front there is a modest forecourt garden, lawned with a rockery border. The larger gardens are found at the rear which are principally level and laid to grass and incorporate a paved patio adjacent to the house.

**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 B.

**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.



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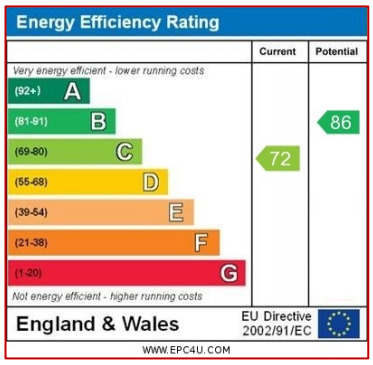
**DIRECTIONS** – From Matlock leave in the direction of Tansley along the A615. Continue through Tansley and on through Wessington. After leaving Wessington, locate the right hand turn as signed South Wingfield. This is Wessington Lane, quite narrow in places and which leads all the way into South Wingfield. On entering the village, No. 50 can be found on the left hand side identified by the Agent's For Sale board.

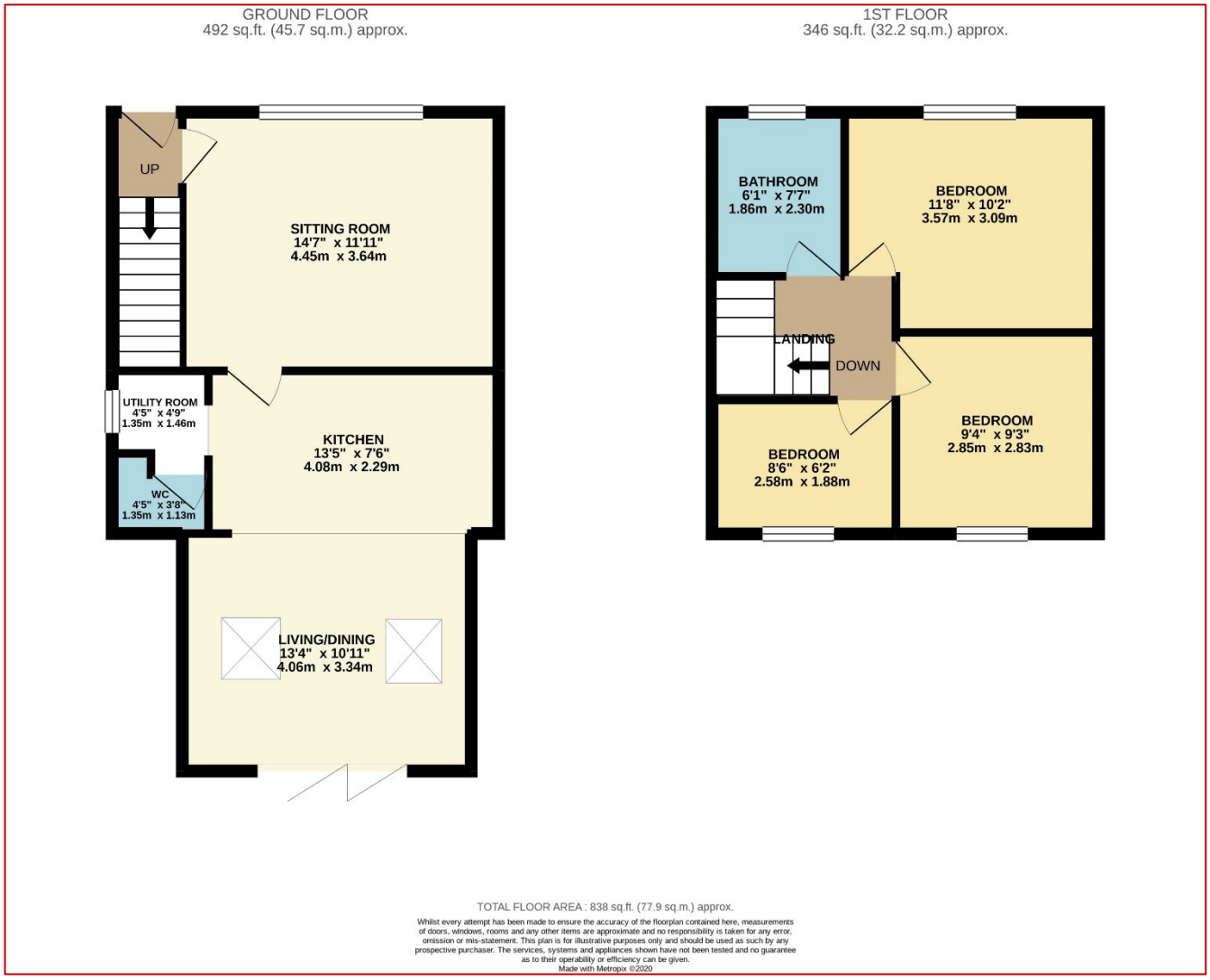
**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref: FTM9880**

**EPC Graph**




**Floor Plan**

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