

5 MEADOW VIEW
WESSINGTON LANE
SOUTH WINGFIELD
DERBYSHIRE DE55 7NX



○ A £425,000

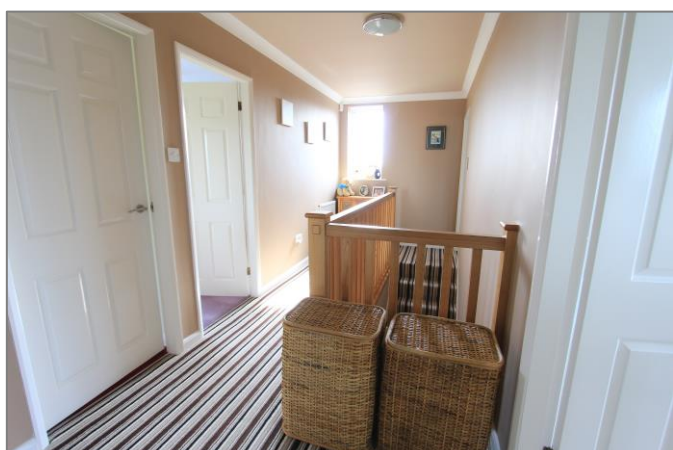
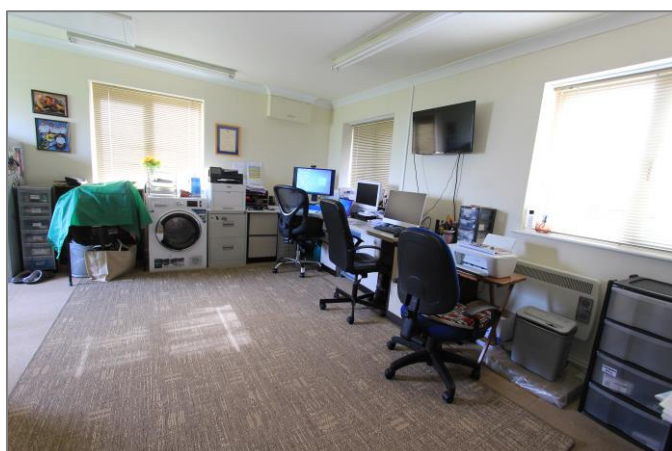
A very well presented and generously proportioned four bedroom detached family home, enjoying a delightful village fringe location.

Standing within a select cul-de-sac of just four properties and situated close to open countryside on the outskirts of South Wingfield, this superior modern home is maintained and presented to a pleasing standard. Built of brick beneath a hardrow tiled roof, the property has been enhanced by a substantial conservatory extension, conversion of an adjoining double garage to provide dedicated home office space, or possible annexe, and there is also the addition of a separate timber framed garage and car port. The house is complemented by ample car parking and a good sized garden plot.

South Wingfield boasts a thriving community, with a respected primary school, public houses and restaurant. There are a wider range of village amenities available in neighbouring Crich, Moorwood Moor and Wessington, whilst the townships of Alfreton, Belper, Matlock and Chesterfield are each within a twenty minute drive. Good road communications to further afield are accessed via the A38 and M1 corridor, leading to the cities of Sheffield, Derby, Nottingham and beyond.

- Detached family home
- Very well presented and generously proportioned
- Large conservatory extension
- Four bedrooms, two bathrooms
- Dedicated home working space / possible annexe
- Wooden garage and car port
- Ample parking
- Good sized garden plot
- Viewing highly recommended

PHOTO GALLERY



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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.

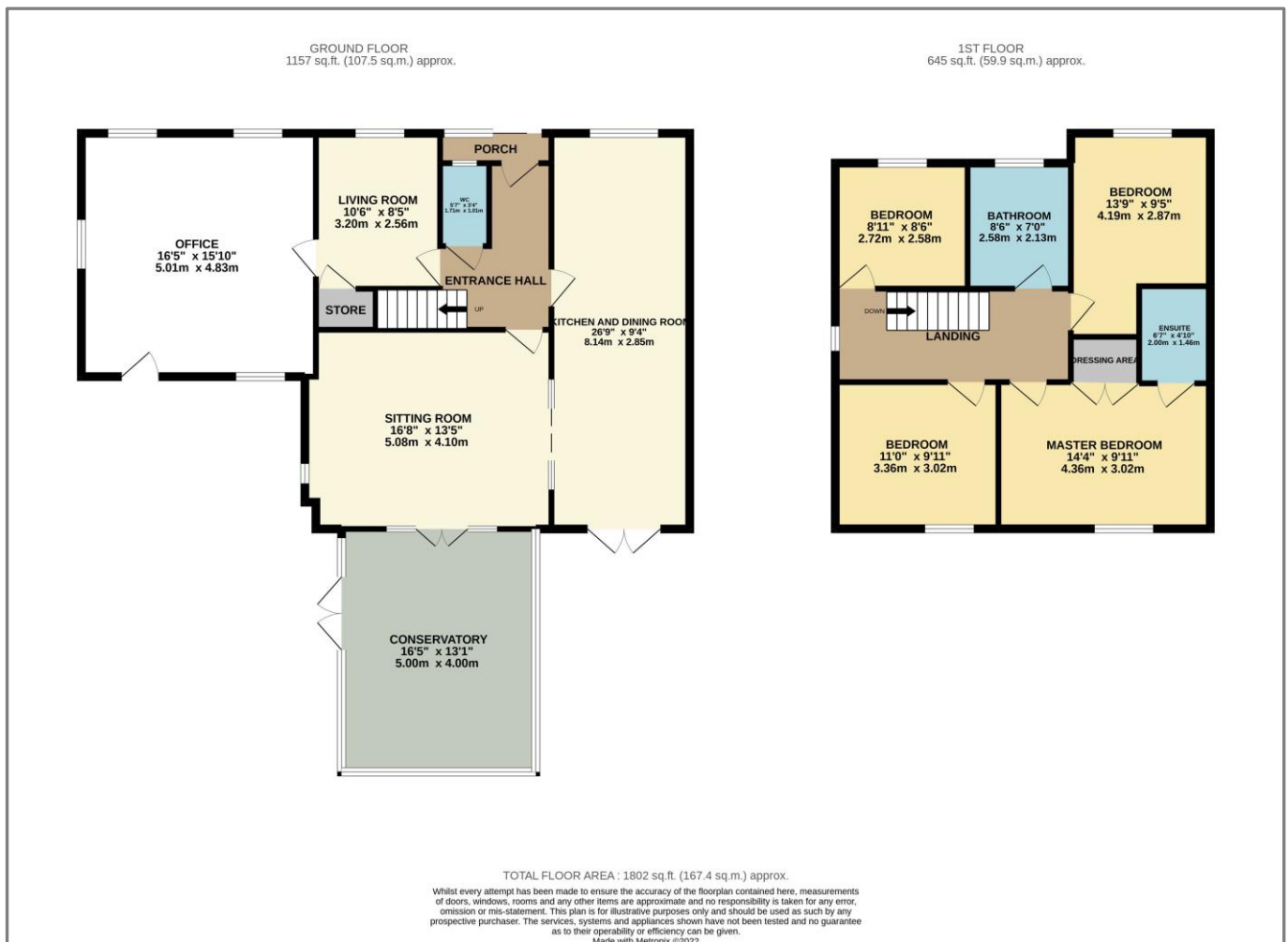


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FLOOR PLAN



ACCOMMODATION

A uPVC double glazed front door opens to a slim porch which shelters the main entrance.

Entrance hall – accessed from the porch and with stairs, which lead off to the first floor, and access to a...

Cloakroom – with low flush WC, rectangular wash hand basin with storage beneath, extractor fan and ceramic tiling to half height.

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Kitchen and dining room – 8.14m x 2.85m (26' 9" x 9' 4") overall, an excellent hub of the house with ample space for formal dining. The kitchen area is extensively fitted with a range of modern cupboards and drawers, complemented by polished granite work surfaces, upstands and window sill. There is a white porcelain sink, plumbing for an automatic washing machine and dishwasher, integral eye level microwave and a range style cooker with 5-gas burners, steel splash back and extractor canopy above. The room is finished with marble effect ceramic floor tiling, multi point down lights and a corniced ceiling to the dining area. There is a window facing the front and fully glazed uPVC doors with fitted blinds, which allow access and views to the rear gardens. Light oak framed and multi paned doors with side glazing lead from the dining area to the...

Sitting room – 5.08m x 4.1m (16' 8" x 13' 5") elegantly finished with decorative cornice and ceiling roses and a cream marble fireplace is inset with a living coal gas fire providing a pleasant focal point. A pair of French doors open to the...

Conservatory – 5m x 4m (16' 5" x 13' 1") providing an excellent additional living space, generously proportioned and allowing views across and beyond the gardens. The ceiling is clad to aid year round use and there is the benefit of an air conditioning unit and two fan lights.

Living room / snug – 3.2m x 2.56m (10' 6" x 8' 5") accessed off the hallway and providing useful additional living space. There is a front aspect window and deep walk-in store set beneath the stairwell. An additional door opens to the...

Office – 5.01m x 4.83m (16' 5" x 15' 10") created from the original double garage and offering a degree of versatility for a number of uses. There are windows to three elevations, electric panel heater and an external door leading to the gardens at the rear.

From the hallway, stairs rise to the first floor **galleried landing**, featuring light oak balustrade, and with access to the roof void via a drop down ladder. A window to one side allows pleasing views across the nearby countryside. The accommodation comprises...

Family bathroom – 2.58m x 2.13m (8' 6" x 7') fitted with a white suite to include a low flush WC, shaped bath with a curved shower screen and electric shower fitting above, vanity wash hand basin set above a low level cabinet. The room is finished with full height ceramic tiling, chromed towel radiator and an obscure glazed window.

Master bedroom 1 – 4.36m x 3.02m (14' 4" x 9' 11") a good sized double bedroom with a range of modern wardrobing and delightful aspect at the rear looking across the gardens and fields beyond. An integral double wardrobe has been converted to provide a pleasant vanity room with a knee hole surface set between tall boy drawers, and with the added benefit of an illuminated mirror.

Ensuite bathroom – 2m x 1.46m (6' 7" x 4' 10") including a corner wash hand basin with storage beneath, low flush WC and a short panelled bath with thermostatic mixer shower with overhead spray. There is full height ceramic tiling, chromed ladder radiator and obscure glazed window.

Bedroom 2 – 4.19m x 2.87m (13' 9" x 9' 5") minimum, a front facing double bedroom.

Bedroom 3 – 3.36m x 3.02m (11' x 9' 11") a third double bedroom with a delightful rear aspect.

Bedroom 4 – 2.72m x 2.58m (8' 11" x 8' 6") a front facing bedroom, a small double or good sized single with ample space for wardrobing.

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OUTSIDE

Nestling at the end of the cul-de-sac, we lead to a broad gravelled driveway, which provides car standing for several vehicles and culminates to an additional tarmac area to the front of a...

Garage and car port – a wooden structure, one half providing open storage, the other with twin doors to the front providing a lockable storage.

Adjoining the house and car port, a tall iron gate enclosed the rear gardens. A good sized square garden plot is set within a post and rail boundary fencing and wraps around the conservatory extension. Adjacent to the dining room entrance is a paved patio with pergola and access to an aluminium framed **greenhouse** and wooden **shed** providing additional storage.

Note:

A viewing of the property will show a gated access into the adjacent field. There is no right of way through the drive into the field. The neighbouring property does have a right of way through gates to the back of their house from the drive, which historically has been used only on an odd occasion.

We wish to point out that planning consent has been granted for a residential development within the adjoining fields. The scheme's design is sensitive to the existing housing stock. Further details can be found by visiting Amber Valley Borough Council Planning Portal – ref AVA/2022/0219

TENURE – Freehold.

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

EPC RATING – Current 68D / Potential 77C

COUNCIL TAX – Band E (Amber Valley Borough Council)

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 – The local road network provides a number of ways to reach the property and South Wingfield in all directions. We recommend that travelling from Matlock in the direction of Alfreton, proceed and continue through the village of Wessington, around half a mile out of Wessington locate the small lane as signed South Wingfield on the right hand side, this lane proceeds for around one mile and Meadow View can be found as a cul-de-sac on the left hand side as you first enter the village.

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

Ref: FTM10138

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