



£210,000

Wessington Lane, South Wingfield DE55 7NB

Semi-Detached House | 3 Bedrooms

01773 832355

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# Step Inside

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## Key Features

- Ideal Investment Opportunity
- Driveway Parking and Garage
- Impressive Plot
- Outhouse Buildings
- Far reaching views
- First Time Buyer Home



## Property Description

PUBLIC NOTICE - We are acting in the sale of the above property and have received an offer of £210,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contract takes place.

## Main Particulars

Derbyshire Properties are pleased to offer this three bedroom semi detached home 'For Sale'. Located in the ever popular village of South Wingfield, the property boasts a corner position that hosts a wealth of off street parking and impressive rear garden. Requiring a degree of modernising, the property would be ideal for those looking for their first home, an investment project or both. We recommend an early internal inspection to avoid disappointment.

Internally , the property briefly comprises; Entrance, Lounge, Breakfast Kitchen, Pantry and Bathroom to the ground floor with three Bedrooms, two of which are doubles to the first floor. The property boasts wonderful countryside views, especially from Bedroom one. Externally, the property features tarmacked driveway to the front elevation fit to house multiple vehicles leading to attached garage. An impressive rear garden consisting of garden mainly laid to lawn with patio entertaining area accessed from the house also features. The size of the plot perfectly lends itself to extension subject to planning permission.

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### Entrance

Accessed via UPVC door to front elevation. Doorway accessing Lounge.

### Lounge

14' 09" x 11' 11" (4.50m x 3.63m) With double glazed window to front elevation, wall mounted radiator and wooden flooring. The centre piece is feature fireplace set in stone surround on raised hearth.

### Kitchen

18' 01" x 7' 06" (5.51m x 2.29m) Featuring a range of base cupboards and eye level units, with complimentary worktops integrating stainless steel one and a half bowl sink, gas oven and hob with accompanying extractor hood. Wall mounted radiator, double glazed window to rear elevation and UPVC double glazed door accessing rear enclosed garden all feature.

### Rear Hall/Pantry

Fitted with shelving ideal for storage whilst proving access to Bathroom.

### Bathroom

10' 09" x 4' 11" (3.28m x 1.50m) A three piece suite comprising; Bath with shower attachment and screen, pedestal hand wash basin and low level WC. Wall mounted radiator, tiled flooring and tiled walls to cover the units all feature whilst double glazed obscured window to side elevation completes the space.

First Floor

Landing

Bedroom One

14' 09" x 10' 0" (4.50m x 3.05m) With double glazed window to front elevation boasting far reaching countryside views, wall mounted radiator and wooden flooring.

Bedroom Two

9' 03" x 9' 05" (2.82m x 2.87m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

8' 05" x 6' 02" (2.57m x 1.88m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Outside

Externally, the property features tarmacked driveway to the front elevation fit to house multiple vehicles leading to attached garage. An impressive rear garden consisting of garden mainly laid to lawn with patio entertaining area accessed from the house also features. The size of the plot perfectly lends itself to extension subject to planning permission

Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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