



£425,000

Manor Road, South Wingfield DE55 7NH

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Viewing Highly Recommended
- Detached House In Sought After Village
- Countryside views to front and rear
- Idyllic Countryside Location With Open Views
- Three Double Bedrooms & Family Bathroom
- Sought After Derbyshire Village

## Property Description

Derbyshire Properties are delighted to present this recently renovated three bedroom detached home in South Wingfield. Boasting elevated position in idyllic village location, the property is a wonderful family home. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to bring to the market this three bedroom detached home in South Wingfield. Boasting elevated position in idyllic village location, the property is a wonderful family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Porch with WC, Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, three double Bedrooms and family Bathroom.

Externally, the property features driveway parking for 5-6 cars and access to integral garage beneath living accommodation. Stairs rise the front door and front lawn space that boasts reaching views due to elevated position. The rear garden boasts patio space ideal for entertaining as well as impressive lawn area all of which bordered by mature shrubbery whilst benefiting from far reaching countryside views. Access to Garage.

### Entrance Porch

Accessed via composite door to front elevation with tiled flooring and access to WC and Entrance Hall.

### WC

Featuring wall mounted handwash basin and low level WC. Mini wall mounted radiator and tiled flooring both feature whilst double glazed window to side elevation completes the space.

### Entrance Hall

With wood effect flooring, wall mounted radiator and doorways to; Lounge, Kitchen, all three Bedrooms and the family Bathroom.

### Lounge

5.28m x 3.84m (17' 4" x 12' 7") With large double glazed bay window to front elevation, the Lounge enjoys open aspect to the Dining Area whilst featuring wood burner on raised hearth with decorative wooden beam over, wood effect flooring and wall mounted radiator.

### Kitchen

2.99m x 3.39m (9' 10" x 11' 1") Featuring a range of base cupboards and eye level units with complimentary wood effect worktops that integrate; Double rangemaster cooker with five ring hob and accompanying extractor hood, SMEG dishwasher, fitted fridge freezer and Belfast sink. Tiled effect flooring runs throughout whilst tiled splashback covers the workspace. Double glazed window with reaching views to rear elevation, wall mounted radiator and composite split stable door to rear elevation complete the space. Access to Dining Area.

### Dining Area

3.04m x 2.99m (10' 0" x 9' 10") Enjoying an open aspect to the Lounge, with wall mounted radiator, wood effect flooring and sliding patio doors accessing Conservatory.

#### Conservatory

2.84m x 2.41m (9' 4" x 7' 11") With tiled floor and double glazed French doors to the rear garden.

#### Bedroom One

3.92m x 3.05m (12' 10" x 10' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

3.94m x 2.70m (12' 11" x 8' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

2.83m x 2.66m (9' 3" x 8' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Family Bathroom

3.05m x 2.31m (10' 0" x 7' 7") Stunning four piece suite comprising; free standing bath, separate shower cubicle with in built storage shelf, double vanity handwashbasin and low level WC. Tiled flooring/walls to covers units and heated towel rail feature whilst Storage area acting as a utility space with plumbing for automatic washing machine and space for tumble dryer completes the space the room.

#### Outside

Externally, the property features driveway parking for 5-6 cars and access to integral garage beneath living accommodation. Stairs rise the front door and front lawn space that boasts reaching views due to elevated position. The rear garden boasts patio space ideal for entertaining as well as impressive lawn area all of which bordered by mature shrubbery whilst benefiting from far reaching countryside views. Access to Garage.

#### Council Tax

We understand that the property currently falls within council tax band F, 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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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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