



£219,950

Birches Brook, South Wingfield DE55 7RD

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Perfect First Home
- Idyllic Village Location
- Ample Off Road Parking
- Garden Pod/Home Office
- Quiet Cul De Sac Position
- Private Rear Garden

## Property Description

Derbyshire Properties are delighted to present this immaculately presented two bedroom home in the much sought after village of South Wingfield. The property makes the perfect first home & we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this immaculately presented two bedroom home in the much sought after village of South Wingfield. The property makes the perfect first home & we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Kitchen & Living/Dining space to the ground floor with two double Bedrooms and family Bathroom to the first floor. Externally, the home benefits from up to four car parking spaces and a private rear garden. The garden features lawn area and patio space accessed via French doors from the house. Garden 'pod' is fitted with light & power and forms the perfect space for home office or gym. The space is secured by timber fencing making it ideal for those with pets and young children.

### Entrance Hallway

Accessed via composite door to front elevation with mini wall mounted radiator, wood effect flooring and carpeted stairs rising to first floor. Doorways to;

### Downstairs WC

With low level WC, pedestal handwash basin with tiled splashback. Wood effect flooring, mini wall mounted radiator and wall fitted extractor unit complete the space.

### Kitchen

3.20m x 1.70m (10' 6" x 5' 7") Featuring a range of base cupboards and eye level units with complimentary worktops that integrate a range of appliances including; AEG oven/hob with accompanying extractor hood, fitted dishwasher, washing machine, fridge freezer and inset sink and drainer unit. Wood effect flooring runs throughout whilst mini wall mounted radiator and double glazed window to front elevation completes the space.

### Living Room

4.50m x 2.85m (14' 9" x 9' 4") Enjoying double glazed French doors opening to rear garden, wall mounted radiator and wood effect flooring throughout. Fitted cupboard provides understairs storage.

### First Floor

#### Landing

Accessing both Bedrooms and the family Bathroom. With fitted cupboard housing gas central heating boiler and further storage capacity.

#### Bedroom One

3.88m x 2.34m (12' 9" x 7' 8") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provide ample hanging/storage capacity.

#### Bedroom Two

3.86m x 2.23m (12' 8" x 7' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

2.36m x 1.67m (7' 9" x 5' 6") A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled effect flooring runs throughout whilst tiled splashback covers the units. Wall mounted heated towel rail and wall mounted extractor unit completes the space.

#### Outside

Externally, the home benefits from up to four car parking spaces and a private rear garden. The garden features lawn area and patio space accessed via French doors from the house. Garden 'pod' is fitted with light & power and forms the perfect space for home office or gym. The space is secured by timber fencing making it ideal for those with pets and young children.

#### Outdoor Office

2.73m x 2.15m (8' 11" x 7' 1")

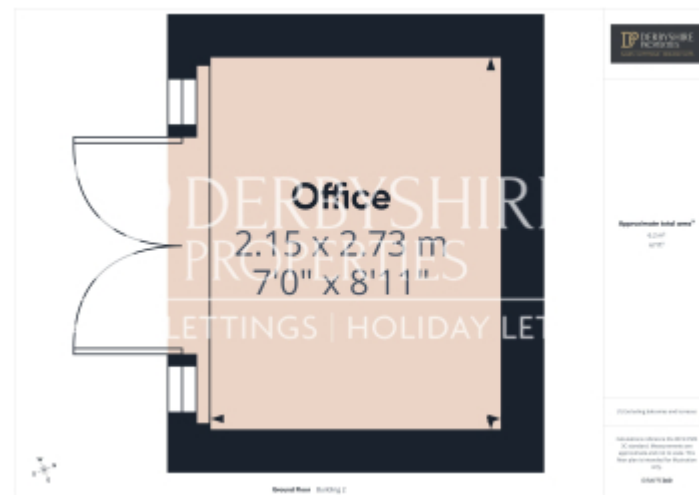
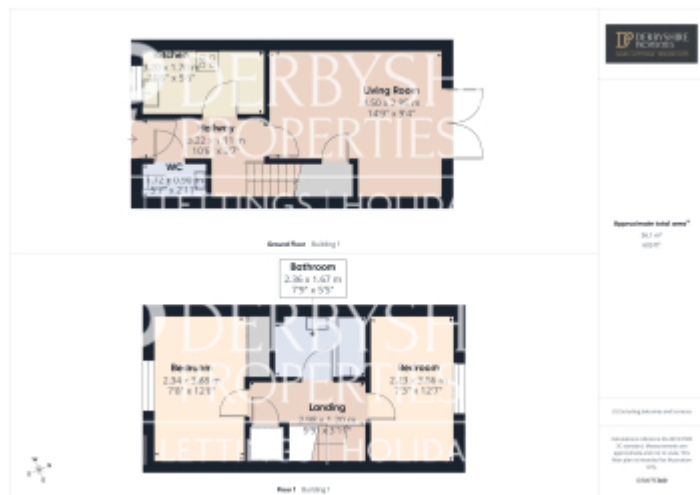
#### Council Tax

We understand that the property currently falls within council tax band A, 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.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		98
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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