



£325,000

Birches Lane, South Wingfield DE55 7LZ

Detached Bungalow | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Detached Bungalow In Desirable Location
- Impressive Plot With Potential Building Plot
- Highly Regarded Village Location
- Ideal For Access to A38 & M1
- Open Aspect With Countryside Views To The Rear
- Two Double Bedrooms
- Driveway For Several Vehicles

Property Description

Derbyshire Properties are pleased to present this detached bungalow boasting prime position in the much sought after village of South Wingfield. Occupying impressive plot including possible building plot subject to necessary planning consent, we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home offers single storey living & briefly comprises; Entrance Hall, Lounge, Dining Kitchen, Conservatory, Bathroom and two double Bedrooms. Externally, the home is situated on the highly regarded Birches Lane and consequently boasts stunning countryside views to the rear aspect. The plot itself is a wonderful space which includes potential building plot subject to necessary planning consents. There is driveway parking for several vehicles to the front and side elevation with access to detached garage. The garden itself features raised patio space making the most of the rear aspect and further lawn area which together combine to make the ideal area to host or relax. Mature trees and shrubbery border and secure the space making it extra private.

Entrance Hallway

Accessed via front entrance door with stained glass panel feature, wood effect flooring throughout, wall mounted radiator and doorways to;

Living Room

4.34m x 3.60m (14' 3" x 11' 10") With double glazed bay window to front elevation, double glazed window to side elevation, wall mounted radiator and carpeted flooring. Fireplace on raised hearth forms the centre piece of the room.

Kitchen

4.34m x 3.61m (14' 3" x 11' 10") Featuring an oak range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Oven, hob with accompanying extractor hood, fridge freezer and stainless steel one and a half bowl sink. Double glazed windows to side and rear elevation allow for a wealth of natural light whilst tiled effect flooring and multi burner set in exposed brick surround forms the centre piece of the room.

Conservatory

4.17m x 2.14m (13' 8" x 7' 0") UPVC double glazed space with tiled flooring and wall mounted radiator.

Bedroom One

4.21m x 3.62m (13' 10" x 11' 11") With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

3.60m x 3.13m (11' 10" x 10' 3") With double glazed window to rear elevation, wood effect flooring and wall mounted radiator.

Bathroom

2.36m x 1.71m (7' 9" x 5' 7") A tiled three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. Fitted airing cupboard, tiled

flooring, wall mounted radiator and obscured window to rear elevation completes the space.

Outside

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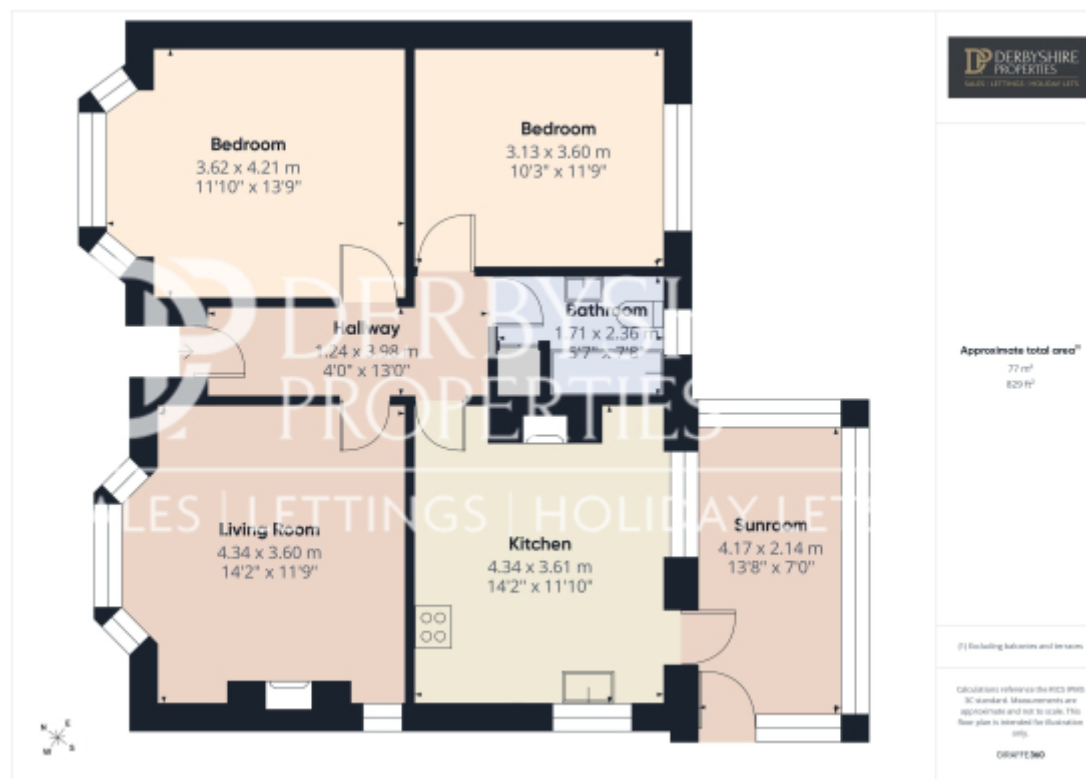
Council Tax

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

Disclaimer

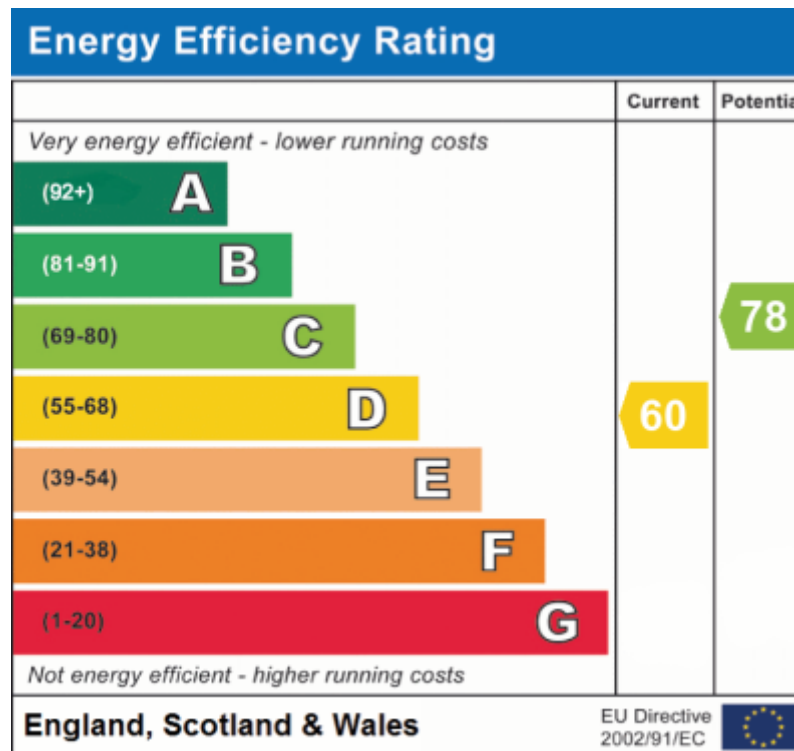
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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