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Wingfield Road, Oakerthorpe £425,000

- SPACIOUS DETACHED FAMILY HOME
- HIGHLY REGARDED LOCATION
- THREE BEDROOMS
- AMAZING GARDENS
- MUST BE VIEWED
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to present this attractive detached family home, occupying a generous plot with a highly regarded residential location offering excellent kerb appeal and well-maintained accommodation throughout, this property is ideal for growing families seeking both space and convenience.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, cloakroom/WC and a spacious lounge/dining room featuring a charming fireplace with log burning stove, creating a warm and inviting living space. The conservatory overlooks the rear garden and provides an additional versatile reception area.

The fitted kitchen offers a comprehensive range of wall and base units, with an archway leading through to the useful utility room and rear porch. To the first floor there are three well-proportioned bedrooms and a modern shower room. The principle bedroom benefits from an extensive range of fitted wardrobes with overhead storage.

Externally the property enjoys ample off-road parking via a driveway, giving access to the garage. The beautifully landscaped rear garden is a particular feature of the home, enjoying lawned areas, rockery features, and well-stocked borders providing a delightful outdoor setting.

Early viewing is strongly advised to fully appreciate the accommodation, plot size, and sought-after location on offer

Accommodation

Entrance Porch

With door to the front elevation and a tiled floor.

Entrance Hall

With double glazed window to the front elevation, stairs rising to the first floor accommodation, central heating radiator and under stairs store.

Cloakroom / W. C.

With guest suite comprising: wall mounted wash hand basin, low level WC, central heating radiator and double glazed window to the front elevation.



Lounge / Dining room (20' 09" Max x 15' 10" Max) or (6.32m Max x 4.83m Max)

This is a lovely reception room with double glazed picture window overlooking the rear garden, double glazed, parquet floor, central heating radiator, patio doors opening into the conservatory, TV aerial connection point. The focal point to the room is the feature fireplace with log burning stove.



Conservatory (11' 01" x 6' 06") or (3.38m x 1.98m)

With double glazed patio door to the rear garden.



Fitted Kitchen (10' 11" x 10' 0") or (3.33m x 3.05m)

This is a well laid out kitchen with a comprehensive range of wall and base units incorporating drawers, contrasting work surfaces, shelving and complementary tiling to the walls and floor. There is a one and a quarter bowl sink unit with mixer tap, four burner gas hob with stainless steel extractor chimney over, central heating radiator, multi pane glazed door to the lounge/dining room and double glazed window to the rear garden.



Utility Room (13' 08" x 6' 05") or (4.17m x 1.96m)

With double glazed window to the front, door to the rear porch, under floor heating, plumbing for automatic washing machine, built in oven, appliance space, tiled floor and archway to the kitchen.

Rear Porch

With double glazed door to the rear.



Master Bedroom (15' 11" x 10' 11") or (4.85m x 3.33m)

Into bed head recess. With a range of fitted furniture comprising: wardrobes with matching overhead cupboards, central heating radiator and double glazed window to the rear elevation.



Bedroom 2 (10' 09" x 9' 04") or (3.28m x 2.84m)

With double glazed window to the rear elevation and central heating radiator.



Bedroom 3 (9' 06" x 8' 03") or (2.90m x 2.51m)

Plus recess. With double glazed window and central heating radiator.

Shower Room

With three piece suite comprising: shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, shaver point and double glazed window to the side elevation.

Garage (29' 0" x 9' 02") or (8.84m x 2.79m)

With sliding doors to the front, useful loft storage, double glazed windows to the side and rear, wall mounted central heating boiler and integral door to the rear porch.

Outside

The property occupies a generous plot with an extensive front garden and sweeping driveway providing off-road parking for multiple vehicles. The front garden is well stocked with mature trees and established shrubs. To the rear, the landscaped garden features, a lawn, ornamental rockery, and a wide variety of plants and shrubs.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

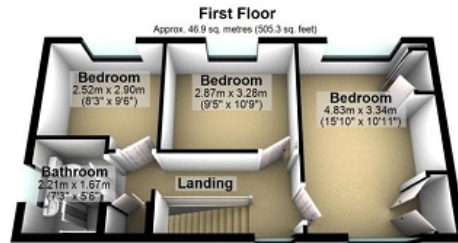
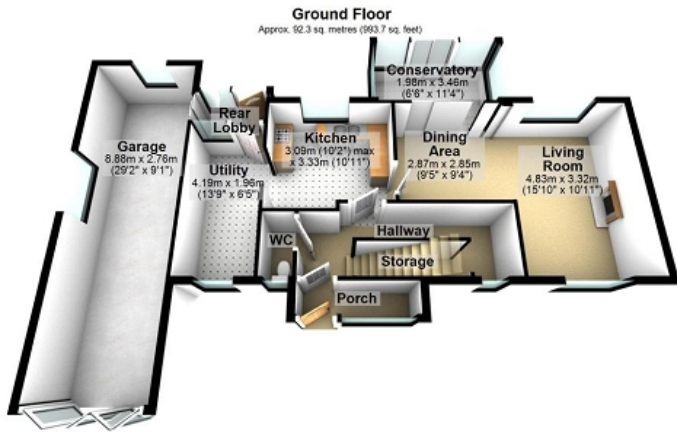
We are informed that the tenure is Freehold

Council Tax

Band E

Directions

For Satellite Navigation the Postcode is DE55 7LH



Total area: approx. 139.3 sq. metres (1499.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be treated as such by any prospective purchaser. Plan produced using PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.