



£225,000

Church Lane, South Wingfield DE55 7NJ

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- A Traditional End Of Terraced House
- Sought After Village Of South Wingfield
- Open Countryside Views To The Rear
- Entrance Hall And Lounge With Feature Inglenook Fireplace
- Open Plan Kitchen And Dining Area With Multi Fuel Stove
- Two Double Bedrooms
- Bathroom With A Modern Four Piece Suite
- Driveway and a Detached Garage
- Delightful Rear Garden
- Easy Reach Of Alfreton, Ripley And Connection With The A38 And M1

## Property Description

Derbyshire Properties offer this well appointed two Bedroom Traditional End Terraced House which enjoys an enviable rural location within the sought after village of South Wingfield. Off road parking and far reaching countryside views to the rear.

## Main Particulars

A well presented traditional End Terraced House with accommodation comprising an Entrance Hall, Lounge with feature fireplace, an open plan Dining Kitchen with Inglenook fireplace and a multi fuel cast iron stove, rear porch, two Double bedrooms and a bathroom with a four piece suite.

Driveway and Garage to the rear with additional off road parking to the front. Delightful garden with open countryside views to the rear.

Sought after village of South Wingfield which is conveniently positioned for easy access to Alfreton, Ripley and connection with the A38 and M1

Viewing essential.

### Entrance Hallway

Approached via a UPVC double glazed entrance door and having a central heating radiator and a wooden floor. Stairs lead off to the first floor.

### Living Room

11'10 x 10'11 (3.63m x 3.34m) Having a feature fireplace with timber surround and granite hearth housing an open fire. There is a central heating radiator and a UPVC double glazed box bay window to the front.

### Dining Area

14'1 x 11'5 (4.30m x 3.50m) Having an Inglenook style fireplace with stone lintel and hearth housing a multi fuel cast iron stove. There is a tiled floor, a central heating radiator and a UPVC double glazed window to the rear.

### Kitchen

11'11 x 6'4 (3.64m x 1.94m) Appointed with a range of hand built base cupboards and drawers with a complimentary roll top work surface over incorporating a twin farmhouse style sink with mixer tap. There is feature tiling to the splash back areas, space for a cooker, space for refrigerator and a butchers block with extendable granite worktop. Having a window to the side, a UPVC double glazed window to the rear and a door provides access to the rear porch.

### Rear Porch

Having UPVC double glazed windows and a door providing access to the garden

### First Floor

### Landing

Having access to the roof space with a pull down ladder.

#### Bedroom One

14'9 x 10'11 (4.50m x 3.34m)

Having two UPVC double glazed windows to the front elevation and a central heating radiator

#### Bedroom Two

11'10 x 9'7 (3.61m x 2.95m)

Having a central heating radiator and a UPVC double glazed window to the rear elevation overlooking the garden and countryside beyond.

#### Bathroom

8'9 x 7'2 (2.69m x 2.20m) Appointed with a four piece white suite comprising a panelled bath with mixer tap over and tiling to the splash back, a separate shower enclosure with Aqua board panelling, sliding glass shower doors and mains shower a pedestal hand basin and a low flush WC. There is a built-in cupboard housing the boiler (serving domestic hot water and central heating system), feature range of alcove shelving, feature chrome heated towel rail and inset spotlighting into the ceiling. In addition there is an extractor fan.

#### Outside

The house is nicely set back from the road behind wrought iron railings and a wrought iron gate which provides access to the front door via a path. There is a gravelled area to the front of the house which provides off road parking for one car. A driveway to the side of the house leads to the rear and additional parking and access to a detached garage with up and over door . In addition there is a wooden garden store and a an outside WC. The garden is mainly laid to lawn with a fenced surround and raised borders which are stocked with a good variety of shrubs and flowering plants. A wooden garden shed provides excellent storage space and the property enjoys an open aspect with fields and countryside to the rear

#### Council Tax

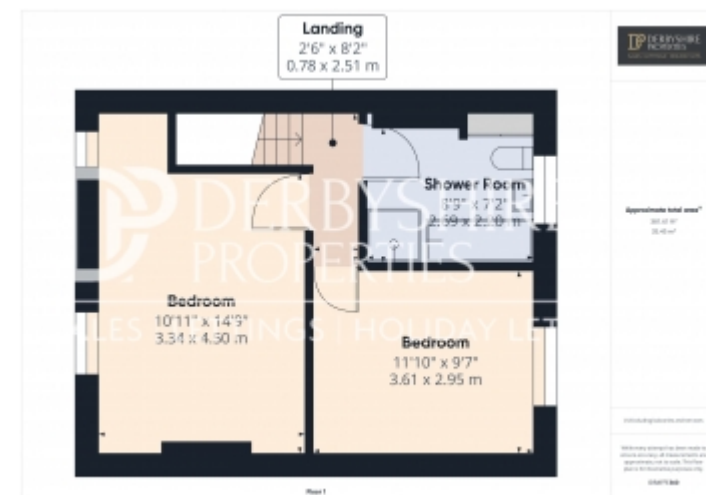
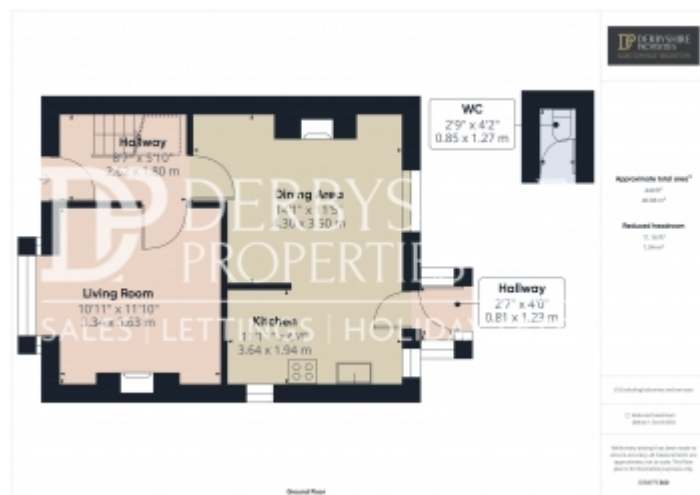
We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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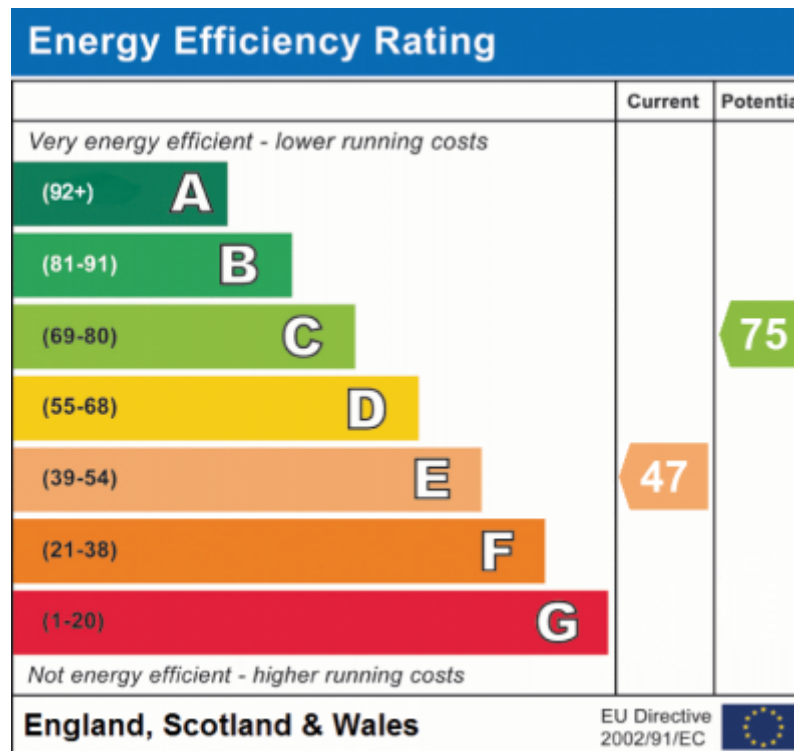






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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