



£255,000

Birches Lane, South Wingfield DE55 7LY

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Traditional Semi Detached House
- Envious Location With Far Reaching Views
- Entrance Hall & Guest WC
- Lounge With Feature Fireplace
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Bathroom With A Four Piece Suite
- Delightful Gardens Front And Rear
- Driveway To The Rear
- Easy Access To A38/M1, Ripley And Alfreton

Property Description

Derbyshire Properties offer this Traditional Three Bedroom Semi Detached house enjoying an elevated, sought after village location with far reaching countryside views. Off road parking to the rear. Early viewing recommended to avoid disappointment

Main Particulars

A well presented traditional semi detached house located within the sought after village of South Wingfield and enjoying an elevated position with far reaching countryside views.

Accommodation comprises an Entrance Hall, Cloakroom/WC, Lounge with feature fireplace and an open plan Kitchen/Dining Room with French doors leading to the rear garden and patio. To the first floor are three Bedrooms and a Bathroom with a four piece suite. The house benefits from UPVC double glazing and gas central heating.

Having gardens to the front and rear and a drive to the rear providing off road parking.

The house is well positioned for easy access to Alfreton, Ripley and connection to the A38 and M1

Entrance Hall

Having a modern composite double glazed door with leaded glass insert and double glazed window to side, a wooden floor, central heating radiator and stairs lead off to the first floor. There is an under stairs cupboard which provides excellent storage space.

Cloakroom/WC

Appointed with a two piece white suite comprising a wash hand basin with mixer tap and tiling to the splash back and a low flush WC. There is a mirror and a UPVC double glazed window to the side.

Lounge

13' 2" x 11' 7" (4.01m x 3.53m)

With a feature fireplace housing an electric fire. There is a central heating radiator and a UPVC double glazed bay window to the front providing far reaching countryside views.

Dining Kitchen

18' 2" x 12' 9" (5.54m x 3.89m)

Fitted with a range of cream shaker style base cupboards, drawers and eye level units with a wood grain effect roll top work surface over incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven, gas hob and extractor hood with light. There is complimentary tiling to splash back areas, space for a dishwasher and fridge/ freezer and an integrated wine rack. Wood grain effect floor running into the dining area and a UPVC double glazed window to the rear garden.

Dining Area - Having a central heating radiator and UPVC double glazed French doors provide access to, and views of the rear garden and patio. There is a useful utility

area off which has plumbing for an automatic washing machine

First Floor Landing

Having a UPVC double glazed window to side elevation and access is provided to the roof space

Bathroom

Appointed with a four piece white suite comprising a panelled bath with a handheld shower attachment over, a vanity wash hand basin with useful cupboard space beneath, a low flush WC and a separate corner shower cubicle with sliding glass shower doors and a mains fed shower. The bathroom is fully tiled to the walls, has a tiled floor, a wall mounted heated towel rail and a wall mounted mirror. There is a UPVC double glazed window to the rear elevation

Bedroom One

11' 11" x 11' 2" (3.63m x 3.40m)

Appointed with a range of full height and width fitted wardrobes with sliding doors which provide excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Two

12' 11" x 9' 3" (3.94m x 2.82m)

With a central heating radiator and a UPVC double glazed window to the front elevation providing open countryside views.

Bedroom Three

8' 5" x 6' 1" (2.57m x 1.85m)

With a central heating radiator and a UPVC double glazed window to the front elevation providing excellent views.

Outside

To the front of the property steps and a path provide access to the front door and the front garden is mainly laid to lawn with a variety of shrubs and flowering plants to the borders. Additional central steps with a brick retaining wall provide access to the front door. A path to the side of the house provides access to the rear garden.

To the rear there is a paved patio with extensive lawned garden beyond and a path providing access. There is a wooden garden shed which provides storage space and a gate provides access to a parking area which provides off road vehicular parking.

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

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.

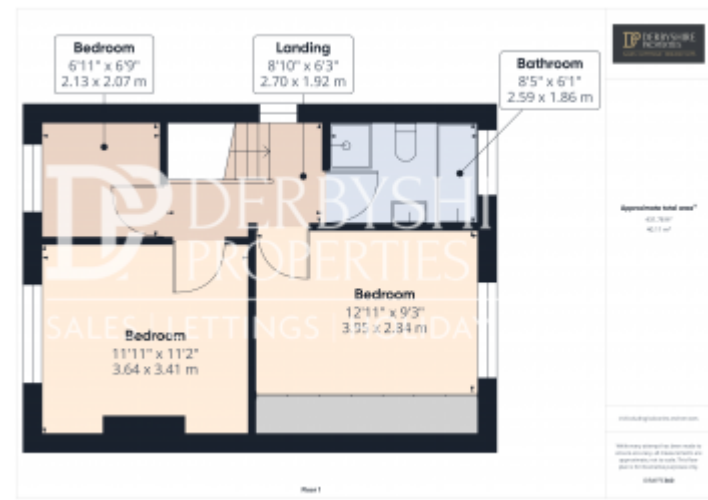
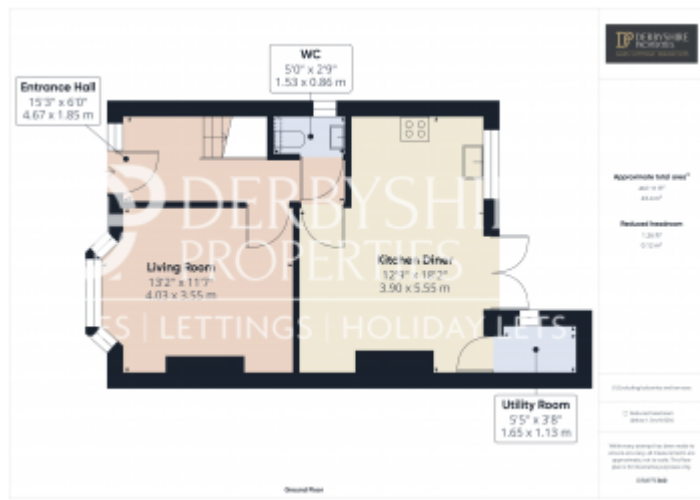
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN LETTERING =

www.derbyshireproperties.com