



£240,000

Church Lane, South Wingfield DE55 7NJ

Terraced House | 2 Bedrooms | 1 Bathroom

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DERBYSHIRE
PROPERTIES
LUXURY HOMES & HOLIDAY HOMES

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Step Inside

Key Features

- Character & Charm Throughout
- Off road parking
- Modern Kitchen & Bathroom
- Countryside views
- Idyllic Village Location
- Close to Local Amenities
- Easy access to A38 and M1
- Viewing Absolutely Essential To Appreciate Presentation And Space

Property Description

Derbyshire Properties are delighted to offer this two bedroom character cottage to the market. Located in much sought after village of South Wingfield, the property is a perfect blend of modernity and tradition boasting recently fitted kitchen whilst benefitting from original stone fireplace and wooden beam features. Located within walking distance from the Primary School and highly regarded 'The Bluebell' pub/restaurant, we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property comprises; Lounge, Kitchen Diner and Bathroom to the Ground Floor with two double Bedrooms to the first floor.

Externally, the property boasts seated courtyard area to the front elevation whilst having larger split level courtyard to the rear elevation, hosting patio area ideal for relaxing OR entertaining. With the added benefit of off road parking for one vehicle behind secured gates.

Lounge

3.72m x 3.57m (12' 2" x 11' 9") Accessed via Composite door to the front elevation, the centre piece of this Lounge is stone built feature fireplace housing wood burner on raised hearth. With wall mounted cast iron radiator, double glazed sash window to front elevation and carpeted flooring. Open doorway to Kitchen Diner.

Kitchen Diner

4.48m x 2.54m (14' 8" x 8' 4") with a range of base cupboards and eye level units providing a wealth of storage space, the Kitchen has complimentary worktops cleverly integrating NEFF induction hob and inset sink and drainer unit that is fitted with Quooker boiling water tap. Other integrated appliances include; NEFF oven, NEFF microwave and fitted wine cooler. Under unit lighting and tiled splashback complete the Kitchen space. With open aspect to the Kitchen, the Dining Area also features fitted storage space. Tiled flooring covers both areas, with double glazed sash window to rear elevation and composite split stable door accessing the rear enclosed garden adds to the charm.

Shower Room

1.98m x 1.69m (6' 6" x 5' 7") A Three piece suite including double shower cubicle, pedestal hand wash basin and low level toilet. Freestanding heated towel rail, ceiling fitted extractor fan and double glazed obscured window to rear elevation complete the space.

Landing

Accessing Bedroom one and two, with oak banister and double glazed window to side elevation overlooking Wingfield Manor.

Bedroom One

3.76m x 3.69m (12' 4" x 12' 1") With double glazed window to front elevation overlooking Wingfield manor, wall mounted radiator and carpeted flooring.

Bedroom Two

3.21m x 2.24m (10' 6" x 7' 4") With double glazed sash window to rear elevation, wall mounted radiator and carpeted flooring. Bedroom Two comes with the added benefit of integrated storage space.

Outside

Externally, the property boasts seated courtyard area to the front elevation whilst having larger split level courtyard to the rear elevation, hosting patio area ideal for relaxing OR entertaining. With the added benefit of off road parking for one vehicle behind secured fence.

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.





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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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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