



Springfield House

North Wingfield



Springfield House
Station Road
North Wingfield
Chesterfield
S42 5JQ



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An attractive three bedroom property in a private position, with spacious gardens set within a plot totalling 0.61 acres, excellent for those seeking a rural lifestyle whilst remaining close to the village.

The property has been recently renovated and modernised to a high standard throughout offering an excellent family home with spacious rooms all with a rural outlook. The property offers opportunity to extend and erect garaging/outbuildings, all subject to the necessary consents.

Guide Price:

£650,000



Bakewell Office - 01629 812777



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Ground Floor

The ground floor offers an impressive, flexible living space which has recently been modernised to a very high standard. An exceptionally well presented kitchen, with timber units, integrated appliances and an imposing island with marble countertops, inset sink and induction hob.

The large room offers a dining area and sitting area with dual aspect windows. The sitting room is positioned to the front of the house with a set wall mount electric fire, a wall recess space for a TV, built in shelving and storage and wooden oak flooring.

To the rear entrance, there is a large boot room, a separate utility area and a shower room.



First Floor

The staircase rises from the ground floor, with access to the cellar beneath, and is greeted by a landing leading to three double bedrooms, all boasting rural views and the master providing a characteristic iron fireplace and dual aspect windows overlooking the gardens. The family bathroom has been finished to a high standard hosting a free standing bath, w/c, a large shower and sink.



Externally

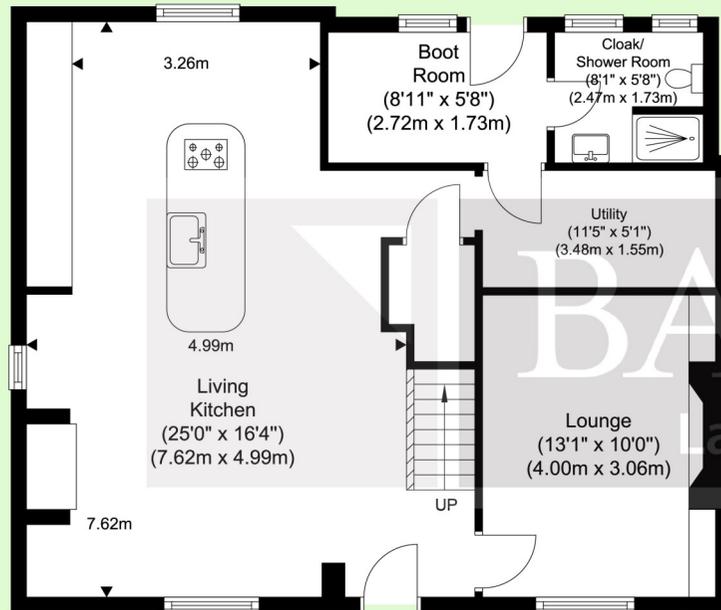
The property sits within a spacious plot, approx. 0.61 acres, with ample off road parking on the gravelled drive for numerous vehicles. There are three separate lawned areas, all secure and private offering potential for outside entertainment and creating a blank canvas for those who may wish to landscape to their own garden design.

There is ample space for garaging and outbuildings together with structures like a summer house which could be erected, subject to achieving the necessary planning .

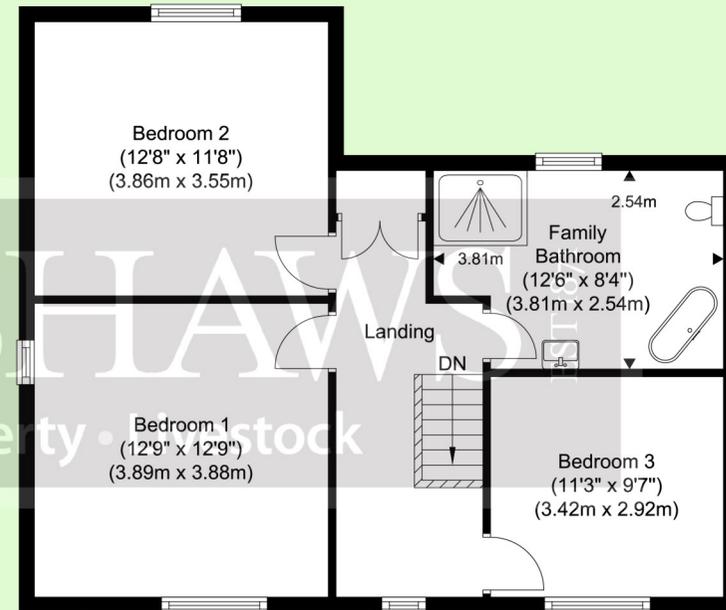
The site offers a private rural setting but with conveniences nearby.



Ground Floor



First Floor



Springfield House, Station Road, North Wingfield S42 5JQ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

Mains water, electricity and gas are connected with private drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this location.

Local Planning Authority

North East Derbyshire District Council

Tel: 01246 231111

Council Tax Band – D

Solicitors—TBC

EPC – E

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812777 or e-mail: bakewell@bagshaws.com.

Directions:

Pass through North Wingfield on the A6175 St Lawrence Road, heading south west. Turn right onto Station Road, signposted for Hepthorne Lane, Tupton. Follow the road for approx. 800 yards and then turn right before the railway bridge, indicated by a Bagshaws 'For Sale' board. The property can be found on your right hand-side approx. 150 yards along.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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