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46 Westbrook Drive, Chesterfield, S40 3PQ





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GUIDE PRICE £700,000 - £725,000

This deceptively spacious five-bedroom detached family residence offers 2457 square feet of flexible accommodation throughout, set within extensive gardens and grounds providing excellent potential to create your dream family home.

The property is situated at the head of Westbrook Drive just off Chatsworth Road in Brookside, one of Chesterfield's most sought-after suburbs to the West of the town centre, and is available to the open market for the first time in almost 60 years.

A viewing is essential to appreciate to appreciate the potential on offer.



46 Westbrook Drive

46 Westbrook Drive is a large five-bedroom detached family residence of excellent character, situated in the highly sought after suburb of Brookside within a large plot with a paddock beyond, providing excellent scope to refurbish, reconfigure or extend as desired to create your ideal family home, subject to obtaining the required consents and permissions where necessary.

With over 2457 square feet of flexible accommodation, the property offers exceptional flexibility within the current layout with spacious and well-appointed accommodation throughout.

The residence is situated at the head of Westbrook Drive, bordered by open fields to the north, with a large established garden to the rear with a desirable westerly aspect, and a paddock beyond with the property, gardens, grounds and paddock totalling circa 0.75 acres.

A viewing is absolutely essential to appreciate the accommodation and potential on offer.



The Accommodation

The accommodation comprises of a well-proportioned entrance hall providing a welcoming reception to the residence, off which the accommodation radiates with stairs ascending to the first-floor accommodation above.

To the ground floor are three reception rooms, the largest currently configured as a spacious and comfortable living room and extending to the full depth of the property with patio doors to the rear gardens. The second reception room provides a grand formal dining room with a box bay window providing a delightful outlook over the rear gardens, with the third reception room currently utilised as a garden room but providing flexibility for a home office, play room or hobby room as required.

Together with the reception rooms is a well-proportioned breakfast kitchen that runs the full depth of the property with outlooks over the gardens to the front and rear, and off which is a small porch with a separate access door, and a useful storage cupboard. The kitchen also provides access to the rear porch, providing access to the integral garage, the garden room, and a useful pantry area.

Off the entrance hall is a ground floor WC facility, which extends beyond the stairs to provide a Utility space.

To the first floor is an extensive landing off which is access to the five bedrooms, two bathrooms and a separate WC.

Bedroom One provides a very large dual aspect double bedroom with views over the rear gardens and beyond, and is immediately adjacent to the large family bathroom which comprises of a bath, large walk-in shower, WC and complimentary wash basin. The size of the landing would allow this bedroom and bathroom to be partitioned off to create a large master suite, making the bathroom en-suite and providing an area to create a dressing area in addition.

The second bedroom provides an additional large double bedroom, with fitted wardrobes and a wash basin. Bedrooms Three and Four provide two further double bedrooms of very similar proportion, with Bedroom Four also benefitting from a balcony to the rear overlooking the gardens and open countryside beyond. Bedroom Four is currently configured as a study, and with the balcony provides excellent flexibility. The final bedroom provides a well-proportioned fifth bedroom.

The existing layout of the property provides an excellent level of flexibility, and also allows exceptional potential to reconfigure if desired. The space of the plot also provides the opportunity to extend if required without impacting the delightful gardens.

Outside

To the front the property is set back from the road bounded by a low-level stone wall together with established and attractive planting and hedges, with a central pathway providing access to the property, and driveways to both sides, the southern driveway leading to a car port, and the norther driveway providing access to the single integral garage.

Directly to the rear of the property is a paved patio area ideal for entertaining and dining out, overlooking the simply stunning rear garden. The principal garden of excellent proportion is very private and bounded by established planting and hedges, and is otherwise predominantly laid to lawn with a desirable westerly aspect to make the most of the evening sun.

Beyond the ornamental gardens are additional areas of garden allowing for a greenhouse and other working areas which are cleverly hidden with the established planting, allowing for a kitchen garden or hobby area.

Beyond the formal gardens is a well-proportioned and secluded paddock that extends to approximately 0.5 acres, providing an excellent area to keep a pony, or to simply enjoy.

Material Information

Conventional masonry construction.

Generally uPVC double glazed windows and doors, together with some timber framed doors.

Gas central heating (Condensing Combi Boiler) – installed by British Gas in 2020 with circa 1 year of warranty remaining.

As far as we are aware the property is connected to and served by mains services including electricity, gas and water & drainage

Gross internal floor area – 228.3 sq.m./ 2457 sq.ft.

Council Tax Band – G – Chesterfield Borough Council

Tenure - understood to be freehold - the property is not yet of registered title.

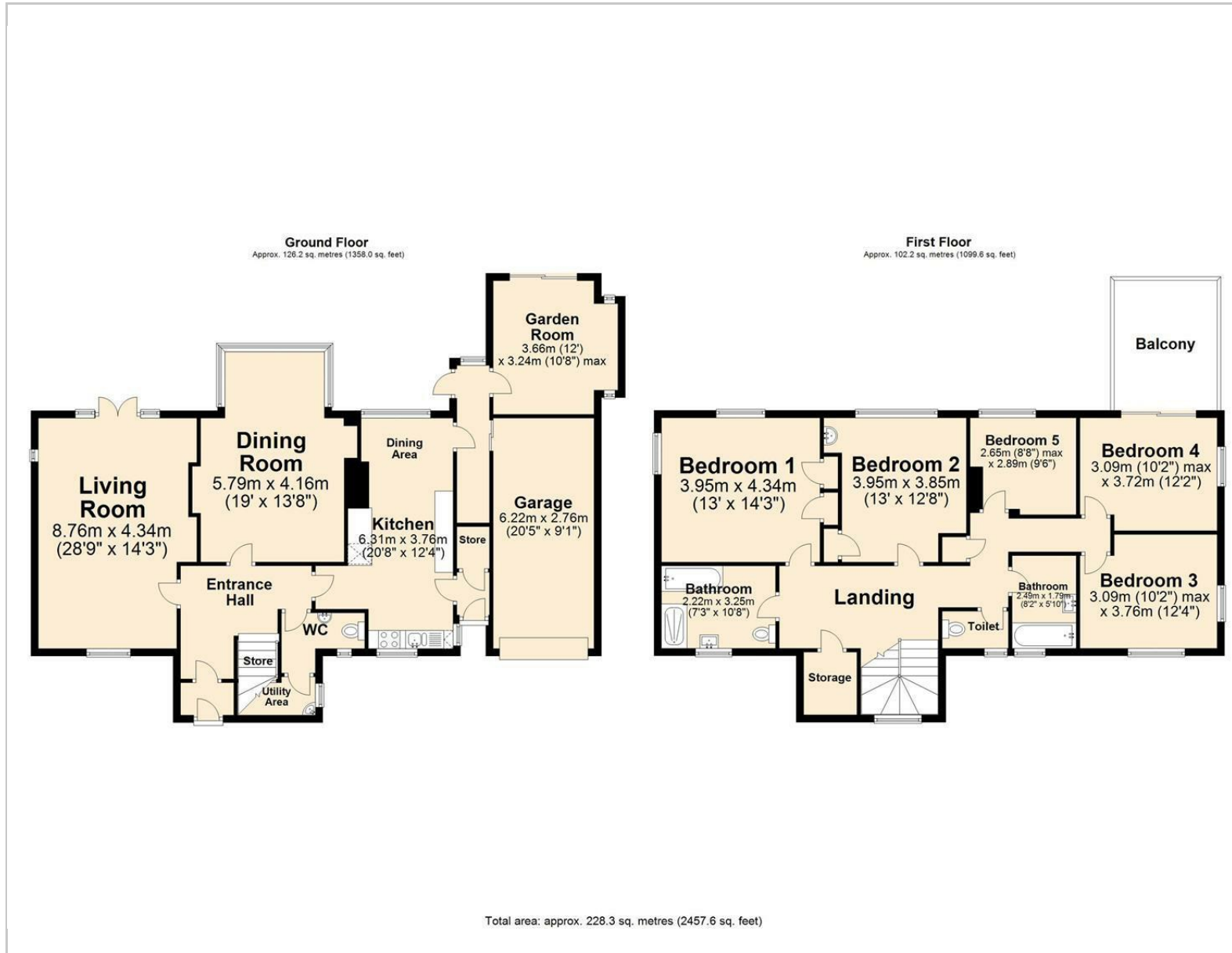
The property is situated within a plot extending to circa 0.75 acres in total,

Parking – there are two driveways providing off road parking, and access to a car port and the single integral garage

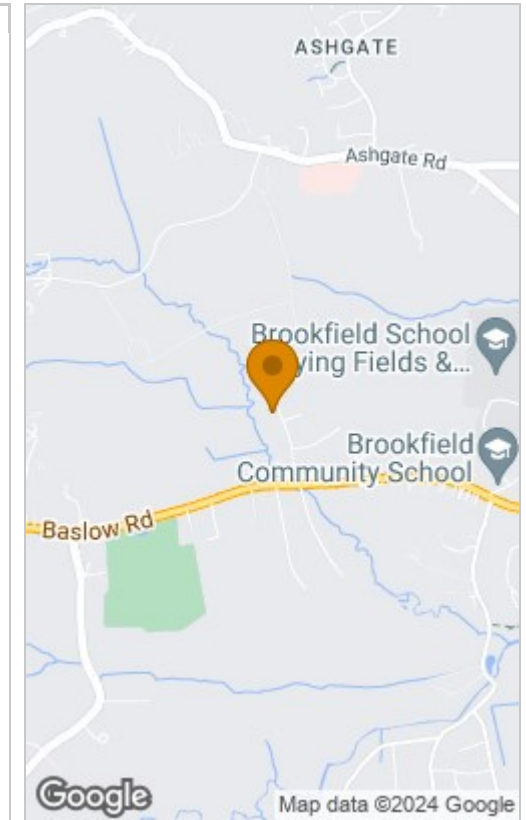
EPC Rating – TBC.



Floor Plans



Location Map



Energy Performance Graph

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

Viewing Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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