

# Nether Croft Road, Brimington Chesterfield S43 1QD



### welcome to

### Nether Croft Road, Brimington Chesterfield

Nestled in a neighbourhood, this charming three-bedroom home boasts spacious living areas perfect for relaxation. A separate dining room and a well-appointed kitchen offer practicality and elegance, while beautifully maintained gardens provide a serene outdoor retreat.

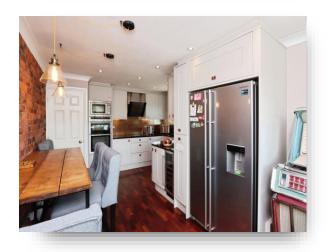












#### Lounge

11' 8" x 16' 8" Into Bay Window (3.56m x 5.08m Into Bay Window)

Lounge area with wooden flooring, feature fireplace and front facing bay window.

#### **Dining Room**

8' 3" x 11' 8" (2.51m x 3.56m) Separate dining area with wooden flooring, patio doors to the rear garden and access to the kitchen.

#### Kitchen

12' 5" x 19' 4" into bay (3.78m x 5.89m into bay) The modern kitchen includes hardwood flooring, granite worktops, spotlight lighting, and premium appliances like a double oven, dishwasher, and wine cooler.

#### **Utility Room**

14' 3"  $\times$  7' 8" (4.34m x 2.34m) Utility room with laminate flooring, countertops, and storage cupboard. There is also a loft hatch.

#### **Master Bedroom**

12' 1" x 11' 6" (3.68m x 3.51m) The master bedroom has wooden tiled flooring, a walk-in wardrobe and storage cupboards. The bedroom also boasts from an en-suite bathroom with walk-in shower enclosure, toilet, and sink units.

#### **Bedroom Two**

10' 7" x 11' 8" (3.23m x 3.56m) Bedroom with hardwood flooring and built in wardrobes.

#### **Bedroom Three**

9' 4" x 10' 9" (2.84m x 3.28m) Bedroom with hardwood flooring and storage cupboard.

#### Bathroom

The bathroom has tiled flooring and a freestanding bath with shower.

#### Loft Space

The loft has access via loft ladders and is fully boarded out.

#### **Outside Exterior**

The front of the property has patio and grass with a low wall wrapping around the property. The rear of the property has an awning, paving and grass, and a summerhouse with power.





### welcome to

### **Nether Croft Road, Brimington** Chesterfield

- \*\*OFFERS IN EXCESS OF £350,000\*\*
- Council Tax Band D.
- Well Presented Three Bedroom Detached Home.
- Living Area with Feature Fireplace.
- Separate Dining area and Kitchen. .

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000





### view this property online williamhbrown.co.uk/Property/CSF104502



Property Ref: CSF104502 - 0004 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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## william h brown



01246 204492



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP

86050

Church St

Hall Rd

Map data ©2025



williamhbrown.co.uk

