



**Brookfield Park  
Chesterfield**

**Offers In The Region Of £125,000**



**Village  
Estates**   
— (Chesterfield) Limited —

**THIS WELL PRESENTED TWO BEDROOM PARK HOME IS BEING OFFERED WITH NO UPWARD CHAIN AND IS ON THE EDGE OF THE BEAUTIFUL SURROUNDING COUNTRYSIDE.**

**\*\*Central Heating (LPG)\*\***

**\*\*Private Off Parking and Detached Garage\*\***

**\*\*External Insulation\*\***

**\*\*Over 50's\*\***

- Lounge
- Kitchen
- Bathroom
- Off Road Parking
- Central Heating (LPG)
- Dining Room
- Two Double Bedrooms
- Detached Garage
- Patio
- Close to Local Amenities

### **ACCOMMODATION**

Entrance is gained through the front upvc double glazed double doors into the;

### **ENTRANCE HALL**

Having an Airing cupboard, a cupboard housing the Worcester Combi boiler plus a further storage cupboard. There is coving to the ceiling, a central heating radiator and a telephone point.

### **LOUNGE**

17'3" x 10'7" (5.25 x 3.23)

Having two upvc double glazed bay windows, one viewing to the front of the property and one to the side, two central heating radiators, coving to the ceiling and a television aerial point. There is an electric living flame feature fire set to a marble back and hearth with wood surround. An archway leads to the:

### **DINING ROOM**

8'8" x 7'3" (2.63 x 2.21)

Having a central heating radiator, 2 upvc double glazed bay windows, one viewing to the side of the property and one viewing to the rear and coving to the ceiling.

### **KITCHEN**

11'6" x 8'9" reduces 6'9" (3.50 x 2.66 reduces 2.05)

Fitted with a range of units in Lined Oak above and below areas of easy clean roll top work surfaces inset to which is a white composite sink unit with chrome mixer tap. There is an Electrolux single oven and a four ring gas hob above with an integrated extractor hood over. Also benefitting from tiled splashbacks, a central heating radiator, plumbing for a washing machine, coving to the ceiling, a upvc double glazed window viewing to the rear and a upvc double glazed door leading to the same.

### **BEDROOM ONE**

12'1" x 9'7" (3.69 x 2.93)

Having a range of fitted wardrobes, coving to the ceiling along with a central heating radiator and a upvc double glazed bay window viewing to the front of the property.

### **BEDROOM TWO**

9'7" x 8'1" (2.92 x 2.47)

Having fitted wardrobes coving to the ceiling, a central heating radiator and a upvc double glazed window viewing to the front of the side of the property.

### **BATHROOM**

6'9" x 6'4" (2.06 x 1.94)

Fitted with a white three piece suite comprising of a panelled bath, pedestal wash basin and low flush toilet. There is a upvc double glazed window viewing to the rear of the property, a central heating radiator and extractor fan to the ceiling.

### **OUTSIDE**

To the front of the property the garden is laid with pebbles and mature scrubs.

To the rear there is a block paved driveway leading to a detached garage with up and over door, power and lighting, measuring 3.23 x 6.09. A blocked paved path leads to the rear door giving access to the kitchen and a paved patio area.

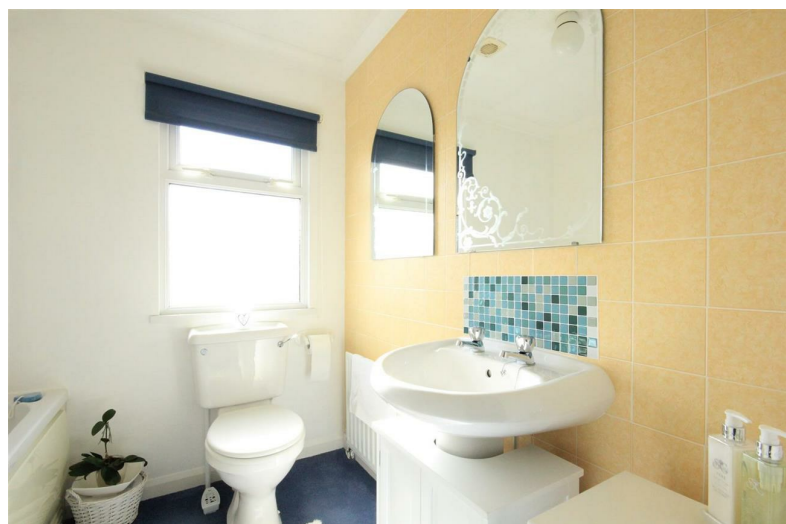
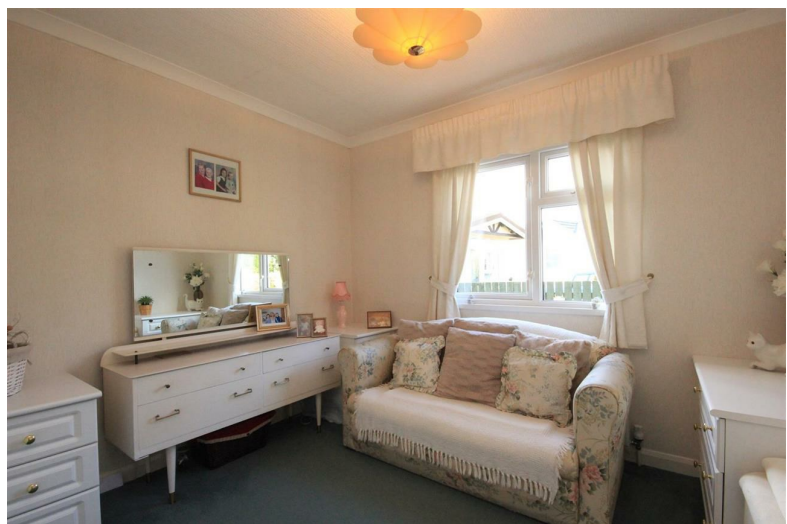
### **OTHER INFORMATION**

For over 50's only, the property is ideal for someone who is looking to retire within a wonderful community.

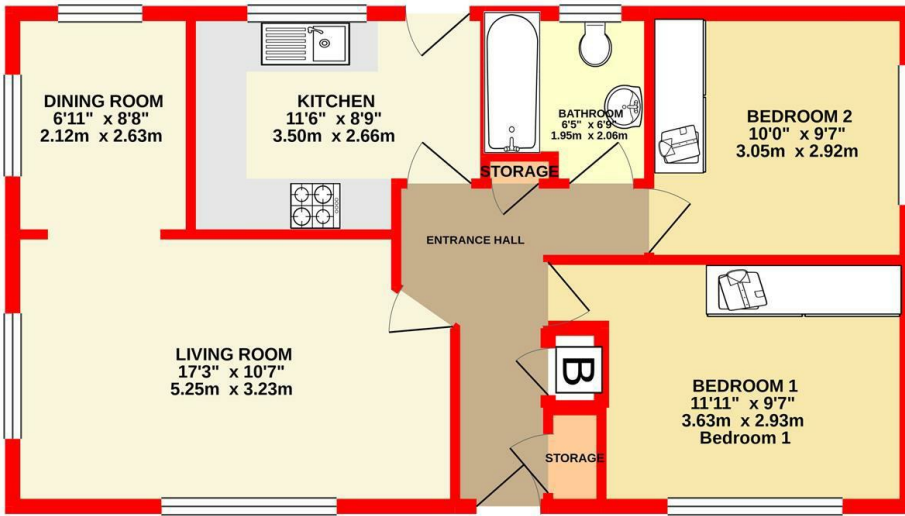
The Tenure of this property is Leasehold.

The Council Tax Band is 'A'

The full Energy Performance Certificate for this property can be viewed on our website [villageestateagency.co.uk](http://villageestateagency.co.uk).

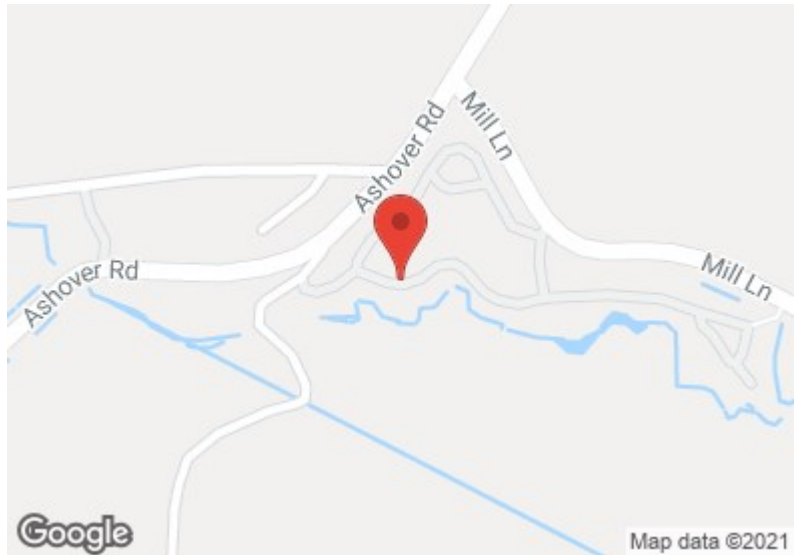


# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			56
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			56
(39-54) E			
(21-38) F		22	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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.

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