



## 39 Oakley Avenue, Brockwell, Chesterfield, Derbyshire, S40 4DS

Offers In The Region Of £329,950

- Stunning Family Property
- Contemporary Kitchen Diner
- GCH/UPVC DG
- NO CHAIN
- Superbly Refurbished Throughout
- Luxurious Bathroom
- Landscaped Enclosed Gardens
- Three Bedroom Semi Detached Home
- Sought After Residential Suburb
- Off Road Parking

Andersons are delighted to offer to the market this superbly appointed, semi detached family residence located in the highly desirable suburb of Brockwell. A kerb side inspection does not do justice to this extended and fully refurbished property. Offering generous living accommodation over two floors, including a stunning kitchen/diner. This three bedroom property has been extended and improved in a sympathetic and aesthetically pleasing manner.

The property has been extensively refurbished and is brimming with high quality fixtures and fittings and is perfect for modern family living, with double glazing throughout, gas fired central heating, stylish and contemporary bathroom, a superb fitted kitchen with appliances and landscaped gardens. Oakley Avenue is located off Brockwell Lane and is situated on the left hand side of this lovely quiet cul-de-sac. Brockwell is one of Chesterfield's most popular residential suburbs. Just a short stroll to the Town Centre and Chatsworth Road which boast an array of independent cafes, bars, eateries, and a vibrant shopping scene. The property also affords good access to the College, Hospital and Train Station.

The area has always been a firm family favourite due to its highly regarded schooling for all age groups supported by some excellent sporting and recreation facilities. Being located so close to these vibrant areas doesn't mean that you need to miss out on nature or a place to relax, with open countryside only a couple of miles away, Queens Park, Monkey Park and the Inkerman are all on your doorstep



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

12'0" x 4'9"

Providing an immediate great first impression of this beautiful property. This large entrance lobby doubles as a home office/study and benefits from a front facing uPVC door a uPVC double glazed window, LVT flooring, LED spotlights, ornate coving and a staircase which leads to the first floor accommodation. A contemporary black framed door leads into the:

#### LIVING ROOM

17'3" x 12'0"

A superbly presented and stylish living room, having custom built cabinets and bookshelves either side of a stunning limestone fireplace with inset electric fire and granite hearth. These bespoke cabinets provides useful storage and the shelves allow display potential . There is LVT flooring, two central heating radiators, a contemporary 'Sputnik' light fitting and uPVC French doors, with complimentary side panels, look onto and lead out to the landscaped rear garden.

#### DINING KITCHEN

29'1" x 7'10"

Offering the real 'wow factor' this impressive kitchen diner benefits from a comprehensive range of 'Linen' coloured shaker style units above and below square edged laminate worktops. Incorporated within the units is a single drainer ceramic sink with an antique brass swan neck tap. The kitchen benefits from integrated appliances such as a double electric oven, induction hob with extractor over, fridge/freezer, dishwasher, washing machine and tumble dryer. There are front and rear uPVC double glazed windows, a central heating radiator, a side entrance door, under unit lighting and dimmable ceiling spotlights which allows you to create the perfect mood. The dining area has plenty of space for family dining.

### FIRST FLOOR

#### LANDING

There are LED spotlights to the ceiling and there is access to the loft storage via a retractable ladder.

#### BEDROOM ONE

14'4" x 8'11"

The room has been decorated in a neutral palette and has paneled detailing to one wall, a front facing uPVC double glazed window, a central heating radiator and solid oak door.

#### BEDROOM TWO

13'9" x 7'8"

The room has been decorated in a neutral palette and has a rear facing uPVC double glazed window which over looks the rear garden, a central heating radiator and solid oak door.

#### BEDROOM THREE

11'4" x 7'10"

The room has been decorated in a neutral palette and has a front facing uPVC double glazed window, a central heating radiator and solid oak doors.

#### BATHROOM

7'8" x 6'1"

A luxurious bathroom fitted to the highest standards with a contemporary four piece suite comprising of a contemporary free standing tub with wall mounted taps and shower attachment, a separate shower cubicle with beautiful glazed emerald green herringbone tiling, a low flush w/c and 'floating' vanity wash hand basin with storage below. The suite benefits from a rear facing uPVC double glazed window, a heated towel radiator and brass fittings which perfectly compliment the addition emerald green tiled splash backs.

#### OUTSIDE

To the front of the property is an area of car hard standing behind a stone wall. Indian stone paving leads to the front door and to a secure gate which provides access to the side of the property. The good sized rear garden is enclosed and has been landscaped to provide the ideal family garden. The lawn has been re-laid and is ideal for a kick about with the kids. The paved

patio provides an entertaining and outside dining area with space for furniture, BBQs and outside kitchen setups.

#### GENERAL

The property has been extensively refurbished and the vendors have informed us that the following works have been carried out;

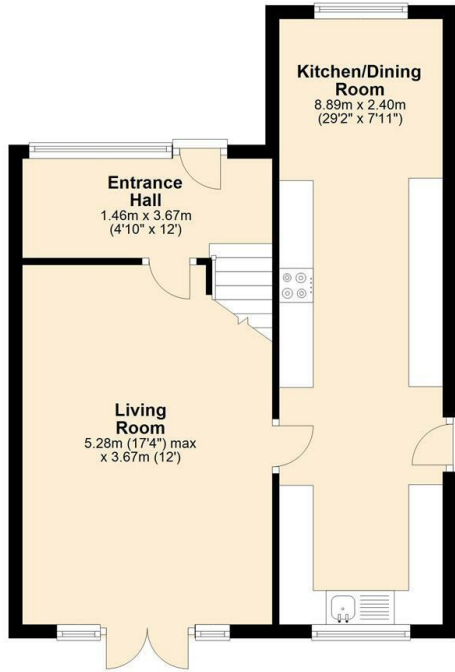
- \* Full Electrical Re-Wire with EICR
- \* New Central Heating System with Hive controls supplied
- \* Combination Boiler with 10years warranty
- \* Garage Conversion, Building Regulations consent granted
- \* New Sika flat roof on front of property
- \* Newly installed kitchen with manufacturers warranty on units
- \* New Appliances with manufacturers warranty's
- \* Improved loft insulation for better EPC
- \* Landscaped Gardens to front and rear
- \* New floor coverings throughout
- \* Re plastered throughout
- \* Re decorated throughout





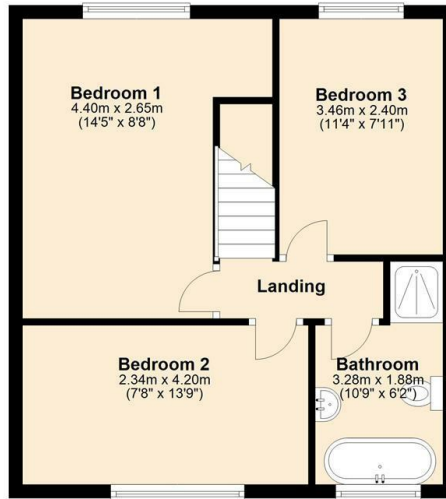
### Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



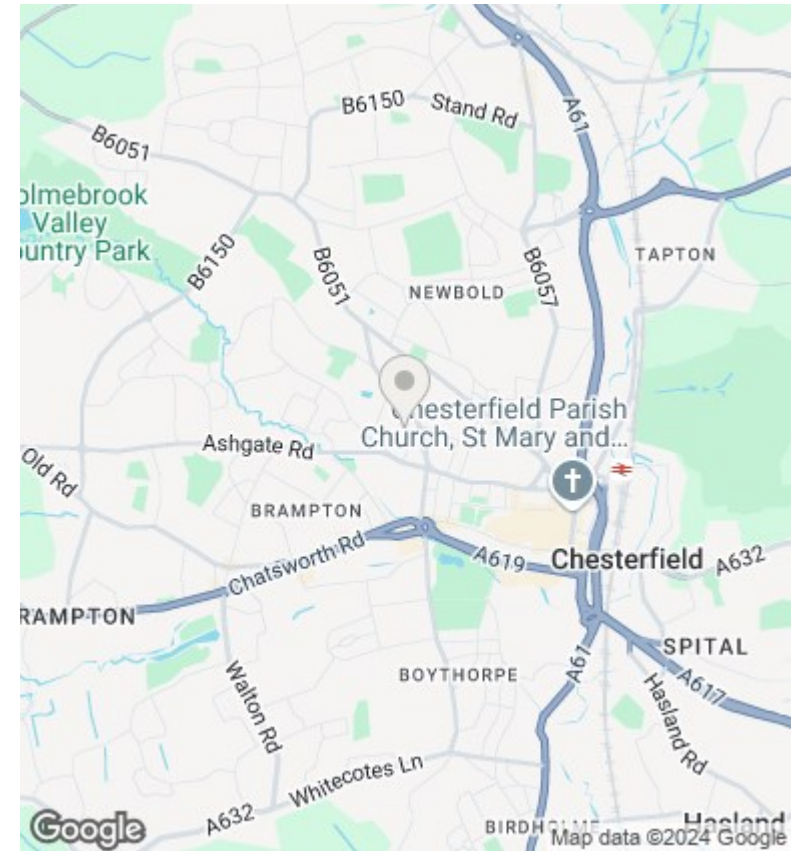
### First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.4 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



### Council Tax Band

B

### Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>72</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	