



**Chesterfield Road, Brimington, Chesterfield, Derbyshire S43 1AD**

 3  1  2  EPC TBC

**£480,000**

**PINEWOOD**





# Chesterfield Road Brimington Chesterfield Derbyshire S43 1AD



**£480,000**

**3 bedrooms  
1 bathroom  
2 receptions**

- GENEROUS PLOT WITH PLANNING PERMISSION FOR A DETACHED DWELLING
- THREE DOUBLE BEDROOM DETACHED BUNGALOW ON A GENEROUS PLOT
  - MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
  - TWO RECEPTION ROOMS
  - MODERN FAMILY BATHROOM WITH SHOWER OVER BATH
  - GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- DRIVEWAY FOR SEVERAL CARS AND SINGLE DETACHED GARAGE
  - FEEHOLD - TAX BAND C - UTILITY ROOM
  - POTENTIAL TO ADD MORE DWELLINGS TO THE PLANNING
    - LOUNGE WITH FEATURE FIREPLACE





MUCH MORE THAN FIRST MEETS THE EYE... This three bedroom detached bungalow has a sizeable plot and comes with planning permission for a further three bedroom detached bungalow with a detached garage. If you take a look at the photos you will see current drone shots and historical aerial photos that will show what could be achieved. The neighbour to the left has followed a similar process.

The DETACHED bungalow has a good size lawn to the front aspect, a modern fitted kitchen with built in appliances, a utility room off the kitchen that is currently being used as a hobby room, with two reception rooms, one being the dining room then through to the spacious lounge, there are double doors that open to a rear patio. There are three double bedrooms and a modern family bathroom with white suite and shower over bath. Gas Central Heating and uPVC Double Glazing.

This home has a unique opportunity to create so much more, so if you are looking for your next project, don't hesitate to get in contact.

**\*\*BUILDING PLOT TO THE REAR WITH PLANNING PERMISSION FOR A THREE BED DETACHED BUNGALOW WITH DETACHED GARAGE - POTENTIAL FOR MORE PROPERTIES TO BE ADDED TO THE PLANNING\*\***

#### ENTRANCE HALL

#### LOUNGE

16'8" x 14'3" (5.09 x 4.35)

#### UTILITY ROOM

9'11" x 6'2" (3.04 x 1.88)

#### REAR PORCH

6'2" x 4'3" (1.88 x 1.31)

#### DINING ROOM

12'3" x 10'9" (3.74 x 3.30)

#### KITCHEN

15'6" x 6'2" (4.74 x 1.88)

#### BEDROOM ONE

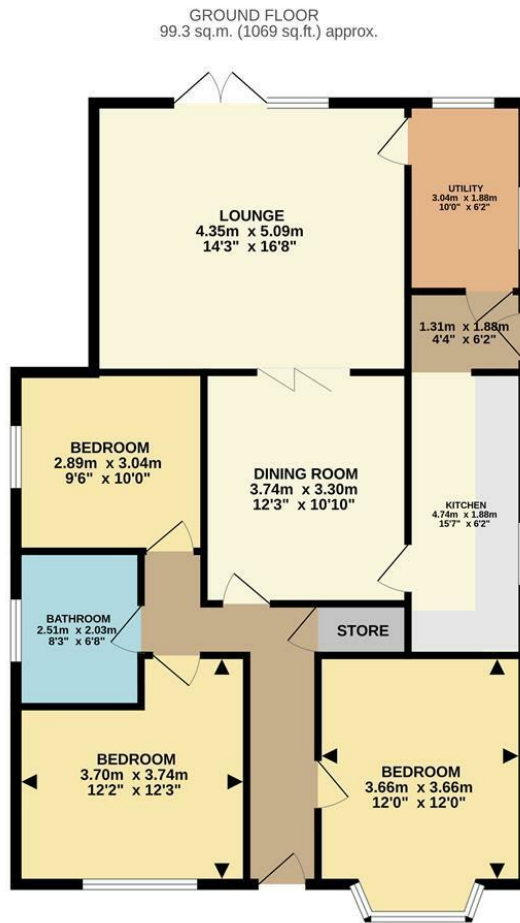
12'0" x 12'0" (3.66 x 3.66)

#### BEDROOM TWO

12'3" x 12'1" (3.74 x 3.70)







TOTAL FLOOR AREA: 99.3 sq.m. (1069 sq.ft.) approx.  
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 have not been listed and no guarantee as to their operability or efficiency can be given.  
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**BEDROOM THREE**  
9'11" x 9'5" (3.04 x 2.89)

**BATHROOM**  
8'2" x 6'7" (2.51 x 2.03)

**OUTSIDE**

**GENERAL INFORMATION**

Tenure: FREEHOLD  
Energy Performance Rating: TBC  
Total Floor Area: 1069.00 sq ft 99.3 sq m  
Council Tax Band C  
Gas Central Heating  
uPVC Double Glazing

**DISCLAIMER**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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