

PLANNING PERMISSION ALREADY GRANTED POTENTIAL DEVELOPMENT SITE



Chesterfield Road, Brimington, Chesterfield, Derbyshire S43 1AD

 3  1  2  EPC TBC

£445,000

PINEWOOD



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£445,000

**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



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

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.

Situated in the village of Brimington with all its various amenities and only a short drive into the towns of Dronfield, Chesterfield and easy access to Sheffield.

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.

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)



