

**Brookfield Park, Mill Lane, Old Tupton, Chesterfield, Derbyshire S42 6AF**



**£130,000**

**PINEWOOD**



**Brookfield Park  
Mill Lane  
Old Tupton  
Chesterfield  
Derbyshire  
S42 6AF**

**£130,000**

**2 bedrooms  
1 bathroom  
1 reception**

■ LPG HEATING AND DOUBLE GLAZING

■ STUNNING PRIVATE WELL ESTABLISHED GARDEN, NEXT TO THE STREAM WITH PEACEFUL SEATING AREAS

■ DRIVEWAY PARKING FOR TWO CARS WITH CARPORT

■ VIEWS ACROSS FIELD AND WILD MEADOW TO THE REAR

■ BUILT IN WARDROBES TO BOTH BEDROOMS

■ WELL ESTABLISHED AND PLEASANT RESIDENTIAL SETTING

■ MODERN SHOWER ROOM

■ WELL EQUIPPED KITCHEN AREA - OPEN PLAN TO THE LOUNGE AREA

■ USEFUL CONSERVATORY/GARDEN ROOM/DINING ROOM

■ SEMI RURAL PEACEFUL SETTING ON THE EDGE OF THE PEAK DISTRICT



**\*\*SIMPLY STUNNING AND GENEROUS PRIVATE PLOT WITH VIEWS OVER FIELDS TO THE REAR\*\*NO CHAIN\*\***

**\*\*ALL FITTINGS/FURNISHINGS ARE AVAILABLE FOR NEGOTIATION\*\***

**\*\*TWO BED DETACHED PARK HOME WITH LOVELY VIEWS AND PRIVATE WELL ESTABLISHED GARDENS\*\*ON THE EDGE OF THE PEAK DISTRICT\*\***

Pinewood Properties are delighted to offer this TWO bed DETACHED bungalow park home situated on a generous well established and plot on this popular residential site, in the village of Old Tupton which is close to Ashover, Clay Cross and Chesterfield, very close to the Peak District and Chatsworth. This park home is a fantastic size and is offered to clients 55 and over. For those who are looking for a quieter pace of life which comes with a rural position then this is the property for you. With open fields right on your doorstep and woodland there really is no better place to sit outside and relax. The property has a lounge area being open plan to the modern kitchen with views across to the open fields and wild meadow area, conservatory which could be used as a dining room, bedroom one is a double with built in wardrobe and bedroom two is a generous single with built in wardrobes. The shower room has a white suite with corner shower cubicle. there is land to all sides, to the front is a car port with driveway for two vehicles, to the other side is a storage container, to the rear is a well established wild and private gardens with an abundance of flowers, bushes and shrubs, steps, bridges, patio seating, decked seating and your own stream. uPVC Double Glazing and Gas Central Heating.

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### LOUNGE

11'10" x 9'3" (3.62 x 2.83)

The lounge area his to the rear aspect with views across the garden and wild meadow/fields, radiator, double glazing, tv point, telephone point.

#### CONSERVATORY

14'9" x 5'7" (4.51 x 1.71)

To the side of the property and could easily be used as a garden room or dining room, radiator, double glazing and door to the rear garden.

#### KITCHEN

9'6" x 9'3" (2.90 x 2.83)

The property is entered into the kitchen with a range of laminated eye and base level units, laminated roll top work surfaces,, stainless steel sink, electric hob, cooker extractor hood, wall mounted LPG boiler, pull out table, space and plumbing for a washing machine and tall fridge freezer.

#### INNER HALL

With access to both bedrooms, bathroom and storage cupboard.

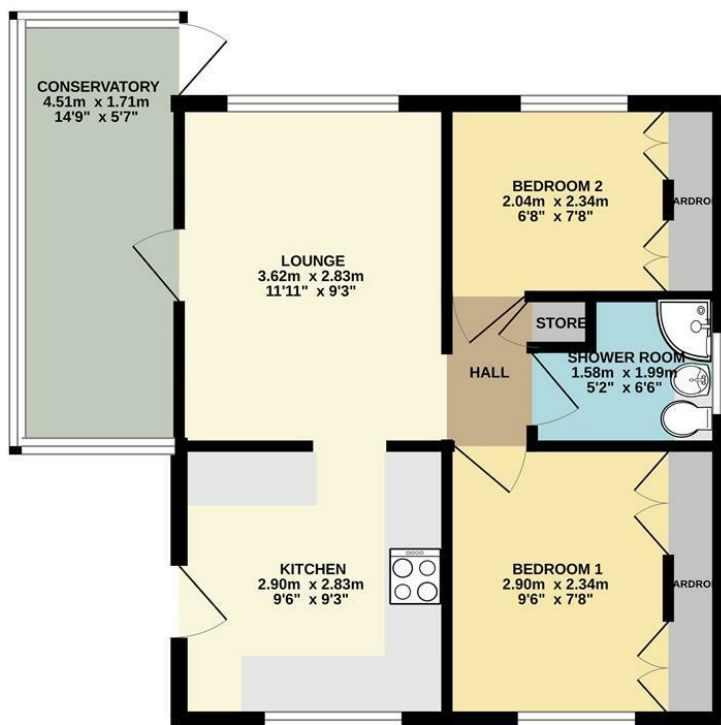
#### BEDROOM ONE

9'6" x 7'8" (2.90 x 2.34)

This double bedroom to the front aspect, radiator, double glazing, two double fitted wardrobes, drawers, mirror, overhead cupboards, dressing table unit .



GROUND FLOOR  
45.0 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA : 45.0 sq.m. (485 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 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 tested and no guarantee as to their operability or efficiency can be given.  
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### BEDROOM TWO

7'8" x 6'8" (2.34 x 2.04)

This is a single bedroom to the rear aspect, radiator, double glazing, two double fitted wardrobes.

### SHOWER ROOM

6'6" x 5'2" (1.99 x 1.58)

A white suite comprising shower cubicle with plumbed in shower, vanity basin with cupboard underneath, w/c, part tiled walls, radiator, frosted double glazed window.

### OUTSIDE

Set on a generous and well established plot with driveway and carport for two vehicles, To the rear the garden simply has to be seen to be appreciated, situated next to a stream with your own wild flowers and plants, patio and decked seating areas, bridges and storage unit.

### 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

### GENERAL INFORMATION

Tenure: exempt  
Floor Area 485.00 sq ft / 45.00 sq m  
uPVC Double Glazing  
Gas Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PINEWOOD

