



Nether Croft Road, Brimington, Chesterfield, Derbyshire S43 1QD

 4

 2

 3

 C

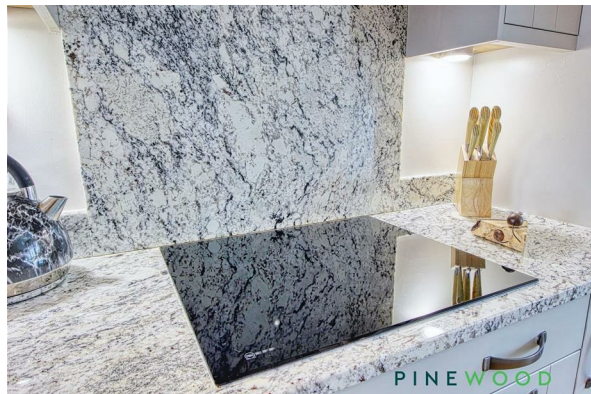
Asking Price £359,950

P I N E W O O D





# Nether Croft Road Brimington Chesterfield Derbyshire S43 1QD



## Asking Price £359,950

**4 bedrooms  
2 bathrooms  
3 receptions**

- Stunning Family Home - Located at the Head of a Quiet Cul De Sac
- South Facing Landscaped and Enclosed Rear Garden with Cobble Style Block Paved Patio, Shed, Well Stocked Borders and Manicured Lawn
- Block Paved Driveway Parking for up to Three Cars and Single Integral Garage
  - Large Conservatory with Air Conditioning and Glass Roof
- Ground Floor WC , Ensuite Shower Room and Fabulous Bathroom Fitted in 2021 by Leonide Interiors
- Stylish Well Equipped Upgraded Kitchen Diner with Quartz Worktops, Integrated Appliances and Breakfast Bar Seating
  - Dining Area - Open Plan to the Kitchen
- Spacious Lounge with Bay Window and Rustic Oak Fireplace Surround
  - Village Location - Short Walk to Tapton Park
- Short Drive to Chesterfield and Main Commuter Routes to M1 Motorway, Sheffield and Derby



Positioned at the head of a quiet cul-de-sac in the popular village of Brimington, this stunning four-bedroom detached home offers spacious and stylish living throughout – ideal for modern family life.

The property boasts a beautifully landscaped, south-facing rear garden with a cobble-style block paved patio, manicured lawn, well-stocked borders and a garden shed – perfect for relaxing or entertaining outdoors. To the front, a block-paved driveway provides block paved parking for up to three vehicles and leads to a single integral garage with an electric roller door for added convenience.

Internally, the home offers an entrance hall with ground floor WC and under stairs storage, spacious lounge featuring a bay window and a rustic oak fireplace surround. The large conservatory, with air conditioning and a glass roof, serves as a bright and airy space. The upgraded breakfast kitchen/diner is equipped with stylish quartz worktops, a whole host of high end integrated appliances, and breakfast bar seating – ideal for both daily use and entertaining, open plan to the dining area, which could also be used as a family room.

Upstairs, there are four well-proportioned bedrooms, three of which benefit from built-in wardrobes. The main bedroom includes a modern ensuite shower room and air conditioning unit, while the family bathroom was newly fitted in 2021 by Leonide Interiors, showcasing a high-quality, luxurious finish.

Located within walking distance of Tipton Park and Chesterfield Canal for walks, and just a short drive from Chesterfield town centre, the property enjoys excellent access to the M1 motorway and key commuter routes to Sheffield and Derby. Brimington itself offers a friendly community atmosphere with a range of local amenities, well regarded schools and transport links, making this a perfect home for families and professionals alike.

#### ENTRANCE HALL/STAIRS AND LANDING

Welcoming entrance hall featuring high-quality Kamdean flooring, a solid wood front door with double-glazed side panel, tasteful painted décor, practical under-stairs storage, and a radiator for added comfort. With carpeted stairs up to the landing with loft access, painted décor, and a radiator for comfort.

#### LOUNGE

15'1" x 14'5" (4.60 x 4.40)

A spacious and inviting lounge featuring a large UPVC bay window that fills the room with natural light, complemented by neutral painted décor and soft carpeting. Additional highlights include a charming rustic oak feature fireplace surround, decorative coving, and two radiators for year-round comfort

#### BREAKFAST KITCHEN/DINER

28'7" x 8'8" (8.73 x 2.65)

A beautifully appointed upgraded kitchen featuring stylish grey shaker-style soft-close wall and base units, complemented by a sleek quartz worktop and breakfast bar. Equipped with premium integrated appliances including a Neff high-level oven, Neff microwave, Bosch dishwasher, Neff four-ring induction hob with extractor fan, and a 1.5 Belfast sink with brushed stainless steel mixer tap. Further highlights include a butlers pantry, inset spotlights, under-unit lighting, painted décor and durable Kamdean flooring. The fridge freezer and washing machine are also included, making this a truly move-in ready space, open plan to the dining area, having a continuation of the flooring and decor, radiator and uPVC window.

#### CONSERVATORY

11'11" x 10'7" (3.654 x 3.24)

A bright and airy conservatory with air conditioning and UPVC doors opening onto the rear garden, featuring stylish grey wood-effect flooring and a glass roof that floods the space with natural light—perfect for relaxing or entertaining

#### GROUND FLOOR WC

6'5" x 1'4" (1.96 x 0.43)

Stylish WC featuring tiled flooring, part-tiled walls with complementary painted décor, a modern white gloss vanity unit with chrome mixer tap, low flush WC, radiator, and extractor fan.

#### BEDROOM ONE

15'0" x 11'6" (4.58 x 3.53)

Spacious double bedroom to the front, featuring built-in double wardrobes, soft carpeting, and freshly painted décor. One feature wall is adorned with elegant Laura Ashley wallpaper, complemented by two UPVC windows that flood the room with natural light. The room also benefits from a convenient air conditioning unit for added comfort and access into the ensuite shower room.

#### ENSUITE SHOWER ROOM

8'11" x 5'6" (2.74 x 1.70)

Modern upgraded ensuite comprising tiled flooring, part-tiled walls and tasteful painted décor. Features include a pedestal hand basin with chrome mixer tap, low flush WC, and a spacious walk-in shower enclosure with chrome fittings. Additional benefits include an extractor fan, radiator, inset spotlights, and a UPVC frosted window for natural light and privacy

#### BEDROOM TWO

13'9" x 8'8" (4.21 x 2.66)

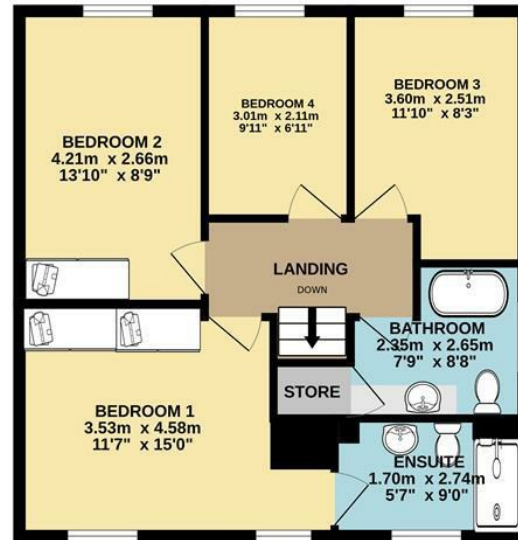
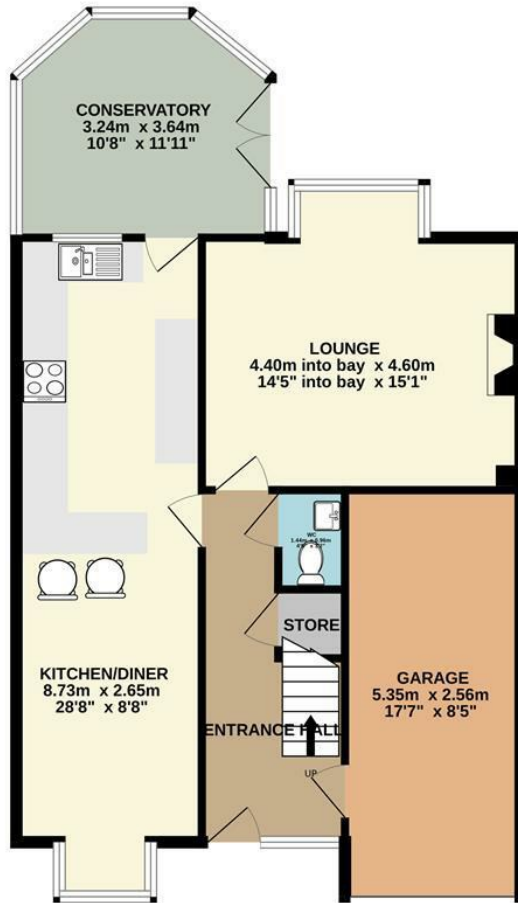
Spacious double bedroom to the rear featuring a UPVC window, radiator, and soft carpeting. Finished with neutral painted décor and a stylish Laura Ashley wallpapered feature wall. Includes a built-in wardrobe for ample storage.





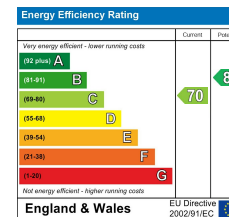
GROUND FLOOR  
78.4 sq.m. (844 sq.ft.) approx.

1ST FLOOR  
54.3 sq.m. (585 sq.ft.) approx.



TOTAL FLOOR AREA : 132.8 sq.m. (1429 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 tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



### BEDROOM THREE

11'9" x 8'2" (3.60 x 2.51)

Double bedroom to the rear, featuring carpeted flooring, a UPVC window, radiator, neutral painted décor, and a built-in wardrobe for ample storage.

### BEDROOM FOUR

9'10" x 6'11" (3.01 x 2.11)

Large Single bedroom to the rear, featuring carpeted flooring, neutral painted décor, a radiator, and a UPVC window providing natural light

### FAMILY BATHROOM

8'8" x 7'8" (2.65 x 2.35)

Modern bathroom fitted in 2020 by Leonide interiors, fully tiled with a UPVC frosted window allowing natural light and privacy. Features include a freestanding bath with elegant chrome waterfall mixer tap and hose, low flush WC, extractor fan, and a laminate worktop with integrated sink and chrome mixer tap set into a sleek black gloss vanity unit. Additional storage is provided by a built-in cupboard, and a touch-activated mirror adds a contemporary finishing touch

### SINGLE INTEGRAL GARAGE

17'6" x 8'4" (5.35 x 2.56)

An accessible fire door leads into the Integral single garage featuring an remote controlled electric up-and-over door (18 month's old) inset spotlights, lighting, and power supply—ideal for secure parking or additional storage

### EXTERNAL

The rear south facing garden is fully enclosed and offers a delightful outdoor space with a block-paved cobble style paved patio, a manicured lawned area, and well-stocked borders—ideal for relaxing or entertaining. A garden shed provides additional storage. To the front, a block-paved driveway offers parking for up to three vehicles, complemented by a neat lawned area

### GENERAL INFORMATION

Loft partially boarded and insulated

Tenure- Freehold

Total Floor Area - 1429.00sq ft / 132.8 sq m

Council Tax Band- D

EPC rated- C

Air Conditioning units to the Conservatory and Bedroom One

Verisure security system with internal cameras & motion detectors, external solar powered cameras with motion detectors and doorbell camera (Arlo)

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

### DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



# PINEWOOD