



29 Brookside Glen,
Brookside, S40 3PG

OFFERS IN THE REGION OF

£575,000

W
WILKINS VARDY

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SUPERB STONE BUILT DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION OFFERED WITH NO ONWARD CHAIN

This superb four bedroomed bay fronted detached family home offers well proportioned and neutrally presented accommodation which includes two generous reception rooms, a fitted kitchen with utility/WC off and a spacious family bathroom, complemented by a delightful plot and ample off street parking.

Located in the desirable suburb of Brookside, the property is well placed for accessing schools, shops and amenities in Brampton, Holymoorside, Somersall and Walton, whilst also being ideally placed for routes direct into the Town Centre and towards the Peak District.

- Detached Stone Built Family Residence
- Two Generous Receptions Rooms
- Kitchen & Separate Utility/WC
- Four Bedrooms
- Family Bathroom
- Brookfield School Catchment
- Mature Enclosed South West Facing Rear Garden
- Integral Garage & Ample Off Street Parking
- NO UPWARD CHAIN
- EPC Rating: E

General

Gas central heating (Worcester Greenstar RI Boiler)
Wooden framed single glazed windows (unless otherwise stated)
Gross internal floor area - 129.9 sq.m./1399 sq.ft. (including Garage)
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

Having a wooden framed and glazed door with matching side panels which opens into an ...

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

16'4 x 12'5 (4.98m x 3.78m)

A generous bay fronted reception room having a feature fireplace with painted fire surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Kitchen

12'10 x 8'4 (3.91m x 2.54m)

Being fully tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric oven and grill, and a 4-ring gas hob with concealed extractor over.

Space is provided for a fridge/freezer.

Vinyl flooring.

Doors from here open into a rear entrance hall and the dining room.

Dining Room

16'1 x 12'5 (4.90m x 3.78m)

A generous reception room having a bay with wooden framed single glazed door opening onto the rear of the property.

This room also has a fitted gas fire sat on a marble hearth.

Side Entrance Hall

Accessed from the kitchen and having doors giving access to the integral garage and the utility/WC.

A wooden framed single glazed door gives access onto the side of the property.

Utility/WC

Being part tiled and having a fitted worktop with space and plumbing

below for a washing machine.

There is also a wash hand basin and a low flush WC.

Vinyl flooring.

On the First Floor

Landing

A wooden framed single glazed door from the landing gives access onto a balcony which has views over the rear garden.

Bedroom One

16'4 x 12'5 (4.98m x 3.78m)

A generous bay fronted double bedroom having a range of built-in wardrobes with overhead storage.

Bedroom Two

12'10 x 12'5 (3.91m x 3.78m)

A good sized rear facing double bedroom having a range of a built-in wardrobes with overhead storage and a vanity area.

Bedroom Three

12'6 x 8'5 (3.81m x 2.57m)

A good sized double bedroom having a built-in cupboard and a uPVC double glazed window overlooking the front of the property.

Bedroom Four

7'9 x 7'5 (2.36m x 2.26m)

A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Built-in airing cupboard housing the hot water cylinder.

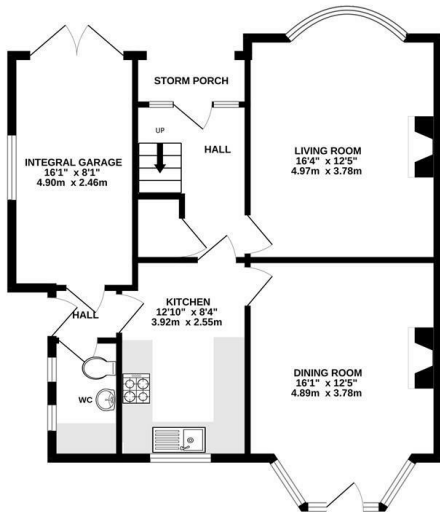
Outside

A tarmac frontage provides ample off street parking and also gives access to the Integral Garage which has light and power.

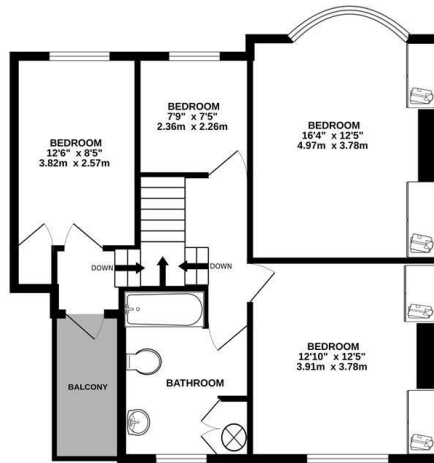
To the rear of the property there is an enclosed south west facing garden which is laid to lawn and having mature planted borders and conifers.



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq.ft. (129.9 sq.m.) 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fires, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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