



2 Headland Close,  
Brimington, S43 1QU

OFFERS IN THE REGION OF

£399,950



WILKINS VARDY

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STUNNING EXTENDED FOUR BED FAMILY HOME WITH ENCLOSED SOUTH FACING REAR GARDEN

Having been recently extended and comprehensively modernised by the current owners, this four bedroomed, two 'bathroomed' detached family home offers contemporary designed living space which includes a delightful bay fronted living room, four good sized bedrooms and an home office, two modern bathrooms and a fantastic open plan family kitchen with bi-fold doors opening onto a landscaped south facing enclosed rear garden.

Headland Close is a desirable cul-de-sac, tucked just off Chesterfield Road close to the various amenities in Brimington Village and ideally placed for commuters needing access into the Town Centre and towards Dronfield and Sheffield.

- Superb Extended Detached Family Home
- Spacious Bay Fronted Living Room
- Four Good Sized Bedrooms and an Home Office
- Ample Off Street Parking/Caravan Standing
- Large Integral Store (former Garage)
- Corner Plot on Popular Cul-de-Sac
- Fantastic Open Plan Kitchen/Dining/Family Room
- En Suite Shower Room & Family Bathroom
- Landscaped, Low Maintenance South Facing Rear Garden & Solar Panels
- EPC Rating: C

## General

Gas central heating (Ideal Boiler)  
uPVC sealed unit double glazed windows and doors  
Photovoltaic solar panels - Leased  
Gross internal floor area - 151.0 sq.m./1626 sq.ft.  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into an ...

### 'L' Shaped Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard and a door giving access into the Integral Store Room (former Garage). A staircase rises to the First Floor accommodation.  
French doors open to give access into the ...

### Living Room

15'7 x 12'4 (4.75m x 3.76m)  
A spacious bay fronted reception room fitted with coving. Glazed French doors give access into the ...

### Open Plan Kitchen/Dining/Family Room

27'0 x 16'11 (8.23m x 5.16m)  
Fitted with a range of hi-gloss wall, drawer and base units with complementary quartz work surfaces and upstands, including a centre island unit/breakfast bar.  
Inset 1½ bowl stainless steel sink with mixer tap.  
Integrated Neff appliances to include a fridge/freezer, dishwasher, microwave oven, electric oven and induction hob with extractor over.  
Tiled floor and vaulted ceiling with three skylight windows.  
Downlighting to the kitchen area.  
5 Panel bi-fold doors overlook and open onto the rear of the property.

### Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.  
Tiled floor.

## On the First Floor

### Landing

With loft access hatch and a built-in airing cupboard housing the hot water cylinder.

### Master Bedroom

16'4 x 9'9 (4.98m x 2.97m)  
A spacious bay fronted double bedroom having a walk-in wardrobe and a built-in storage cupboard. A door gives access into the ...

### En Suite Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with storage below and a concealed cistern WC.  
Vinyl flooring and downlighting.

### Bedroom Two

10'9 x 8'10 (3.28m x 2.69m)  
A good sized rear facing double bedroom having a built-in double wardrobe and downlighting.

### Bedroom Three

9'1 x 8'5 (2.77m x 2.57m)  
A front facing double bedroom having a built-in double wardrobe.

### Bedroom Four

7'8 x 7'6 (2.34m x 2.29m)  
A rear facing single bedroom having a built-in storage cupboard.

### Home Office

7'8 x 6'1 (2.34m x 1.85m)  
A rear facing room, currently used as an office/study.

### Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

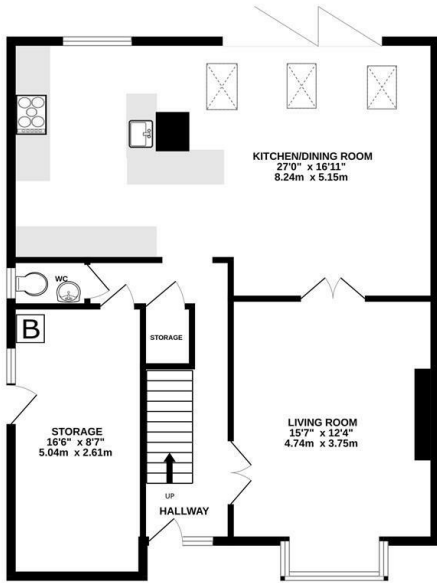
### Outside

The property sits on a corner plot having a resin drive providing ample off street parking/caravan standing. The garage has been converted to form a Store Room which houses the gas boiler and also has space and plumbing for a washing machine, and a side personnel door.

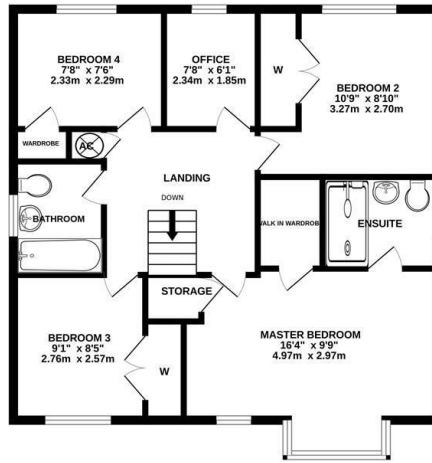
A paved path leads down the side of the property to a gate which opens to the enclosed, south facing landscaped rear garden which comprises tiered patio/seating areas, artificial lawn and mature border of plants and shrubs. There is also a hardstanding area for a garden shed.



GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 1626 sq.ft. (151.0 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			82
(81-91) B			
(69-80) C		71	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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#### 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Springwell Community College 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 Consultants.



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