

3 Heywood Villas Heywood Street,  
Brimington, S43 1DB

OFFERS IN THE REGION OF

£230,000



WILKINS VARDY

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\*\* ALL SENSIBLE OFFERS WILL BE CONSIDERED \*\*

SPACIOUS FAMILY HOME - FOUR/FIVE GOOD SIZED BEDROOMS - THREE SEPARATE RECEPTION ROOMS

This versatile and well appointed semi detached house offers generously proportioned and contemporary styled accommodation with the main living space on the ground floor and sleeping accommodation on the lower ground floor. Street level access leads into a superb open plan dining kitchen with fitted media wall and modern integrated kitchen. There is also a WC and utility room as well as two further reception rooms. On the lower ground floor there are four good sized bedrooms and a contemporary fitted family bathroom. The outside space to the front and rear is secure and low maintenance, and there is a useful summerhouse.

Situated towards the end of Heywood Street, the property has a range of good village amenities nearby and excellent transport links towards Barlborough and into Chesterfield. There are also excellent links into Dronfield and Sheffield.

- Superb Semi Detached Split Level House with Plenty of Space
- Contemporary Open Plan Dining Kitchen with Media Wall and Fitted Storage
- Four Good Sized Double Bedrooms to the Lower Ground Floor
- Low Maintenance Gardens to the Front and Rear
- Two Good Sized Reception Rooms
- Separate Utility Room & Cloaks/WC
- Modern Family Bathroom
- Conveniently Situated in the centre of Brimington Village
- ALL SENSIBLE OFFERS WILL BE CONSIDERED

## General

Gas central heating (Vokera Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 100.1 sq.m./1028 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into the ...

## Open Plan Dining Room/Kitchen

### Dining Room

12'8 x 11'10 (3.86m x 3.61m)  
A good sized front facing reception room fitted with vinyl flooring and having a media wall with fitted storage below.  
A door gives access to a useful storage cupboard, and a further door gives access to a staircase which descends to the Lower Ground Floor.

### Kitchen

12'8 x 8'1 (3.86m x 2.46m)  
Being part tiled and fitted with a contemporary range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a dishwasher and a fridge/freezer.  
Space is provided for a range cooker with a fitted stainless steel extractor hood over.  
Vinyl flooring.  
A door from here gives access into a ...

### Utility Room

4'11 x 3'11 (1.50m x 1.19m)  
Having space and plumbing for a washing machine, and space for a tumble dryer.  
The gas boiler is also sited in this room.  
Vinyl flooring.

### Cloaks/WC

Fitted with vinyl flooring and having a low flush WC.

### Living Room

12'1 x 11'3 (3.68m x 3.43m)  
A good sized rear facing reception room having a contemporary inset electric fire.

### Reception Room/Bedroom

11'3 x 7'11 (3.43m x 2.41m)  
A good sized and versatile rear facing reception room, fitted with vinyl flooring and currently used as a study/dressing room

## On the Lower Ground Floor

### Hallway

Having a composite door giving access onto the front of the property.

### Bedroom One

11'3 x 10'1 (3.43m x 3.07m)  
A good sized rear facing double bedroom having a built-in under stair store cupboard.

### Bedroom Two

11'3 x 9'11 (3.43m x 3.02m)  
A good sized rear facing double bedroom.

### Bedroom Three

10'2 x 8'2 (3.10m x 2.49m)  
A double bedroom with window to the side elevation.

### Bedroom Four

12'2 x 8'6 (3.71m x 2.59m)  
A good sized front facing double bedroom.

### Family Bathroom

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a panelled 'L' shaped bath with glass shower screen and mixer shower over, semi inset wash hand basin with storage below and a concealed cistern WC.  
Built-in storage cupboard.  
Chrome heated towel rail.  
Vinyl flooring and downlighting.

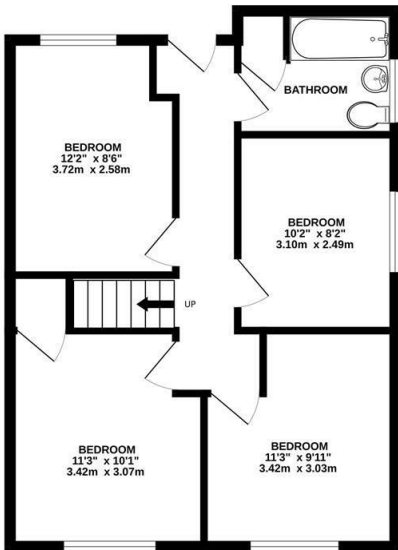
### Outside

To the front of the property there is a low maintenance pebbled garden and a path leading up to the front entrance door. The front garden could easily be converted into off street parking if required. Steps lead down to a lower level where there is a decked seating area and a store area.

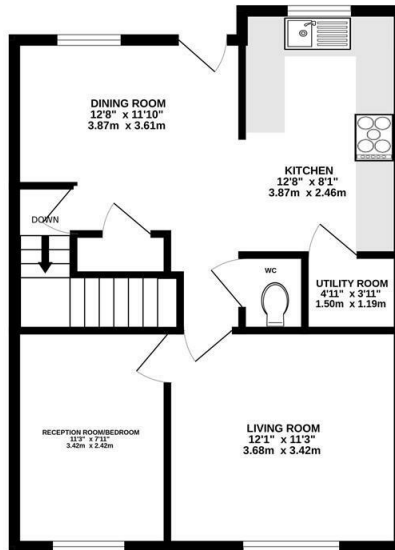
A path leads to the rear of the property where there is an artificial lawn with slate side border, together with a summerhouse.



LOWER GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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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**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, electric fire, kitchen appliances, shower unit, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			70
(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	



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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