



31 Brookside Glen,
Brookside, S40 3PG

OFFERS AROUND

£599,950

W
WILKINS VARDY

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STUNNING EXTENDED FAMILY HOME - SUPERB KITCHEN WITH GRANITE TOPS - STATEMENT ORANGERY EXTENSION WITH LANTERN ROOFLIGHT - SOUGHT AFTER ADDRESS

This property really does need to be viewed to be fully appreciated. With its bay fronted living room with feature fireplace, a stunning re-fitted bathroom and two separate WC's and three good sized bedrooms, this is a real gem of a family home.

The kitchen comprises high quality units with an island, granite tops and integrated appliances and is open plan to the superb garden room which forms the hub of the property and overlooks a delightful enclosed south west facing rear garden.

Just seconds away from Somersall Park and Brookfield School, the property is also ideally placed for links towards the town centre and towards Dronfield and the Peaks.

- Stunning Extended Family Home
- Fantastic Kitchen with Island, Granite Tops and Integrated Appliances
- Bay Fronted Living Room with Feature Fireplace
- Ample Off Street Parking
- Desirable Location within Highly Regarded School Catchments
- Superb Orangery with Lantern Skylight and Electric Blinds
- Three Good Sized Bedrooms
- Modern Bathroom with Free Standing Bath & Separate Shower
- South West Facing Enclosed Rear Garden
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Hiflow boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area -131.3 sq.m./1413 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Brookfield School Catchment area

On the Ground Floor

Entrance Hall

Fitted with Karndean wood effect flooring with under floor heating.
Having a built-in cupboard and storage.

Cloakroom/W.C

Having a low flush w.c., built-in wash hand basin with mixer tap and storage below.

Lounge

16'4x12' (4.98mx3.66m)
A good sized room being open plan to the stairway which has an under stairs storage area.
Having a feature fireplace with an inset gas fire, stone fire surround and marble hearth.
There is a bay window and coving to the ceiling.

Kitchen/Breakfast Room

23'8x11'11 (7.21mx3.63m)
Having an excellent range of Shaker style wall and base units with complementary granite work surfaces and upstands over.
Central island unit with breakfast bar and granite top.
1½ bowl ceramic sink with mixer tap.
Space for a Range cooker with fitted extractor fan above.
Space for an American Style fridge freezer.
Integrated appliances to include: fridge, dishwasher and washer/dryer.
Tiled floor, coving and downlighters to the ceiling.
Additional part solid wood work surface.
Storage pantry.
A side door leads through to a side entrance hall.

Side Entrance Hall

Having a tiled floor.
A door gives access out onto the rear garden.

Superb Orangery

19'8x13'5 (5.99mx4.09m)
A fantastic room being open plan to the splendid kitchen breakfast room having surrounding windows all of which are fitted with electrically operated blinds.

Having a fantastic lantern skylight window and exposed stone wall.
French doors with electrically operated blinds open and give access onto the rear patio.
Coving and downlighters to the ceiling.
Engineered oak flooring with under floor heating.

On the First Floor

Landing

Master Bedroom

12'8x12' (3.86mx3.66m)
A generous front facing double bedroom with bay window and two sets of built-in double wardrobes.

Bedroom Two

12'8x11'11 (3.86mx3.63m)
A good sized rear facing double bedroom having a built-in double cupboard.

Bedroom Three

8'10x7'1 (2.69mx2.16m)
A dual aspect single bedroom, currently used as a study and fitted with Karndean wood effect flooring.

Bathroom

Having a free standing bath with mixer tap and shower attachment, floating wash hand basin with storage beneath and shower cubicle with mixer shower having a flexible and monsoon head.

Separate WC

Fitted with Karndean wood effect flooring and having a low flush WC.

Outside

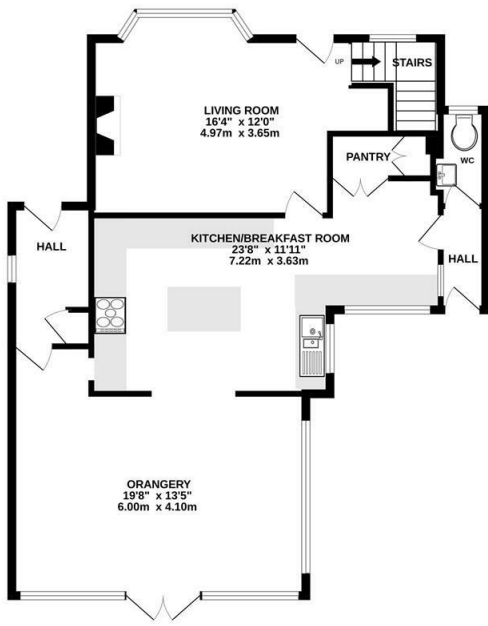
To the front is a paved driveway providing ample car standing space. The front garden is laid to lawn with mature borders.

A paved path to the side of the house gives access to the rear of the property, where there is an attractive enclosed garden on two levels with paved patio area, lawn and mature borders.

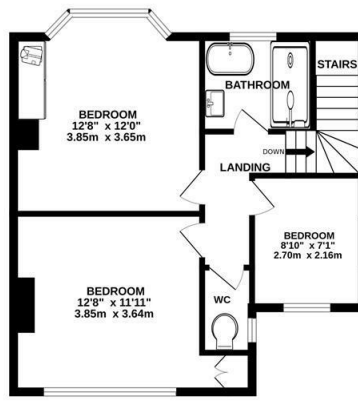
There is a summerhouse and garden shed. Outside tap and lighting is provided.



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



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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			79
(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 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	



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 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.

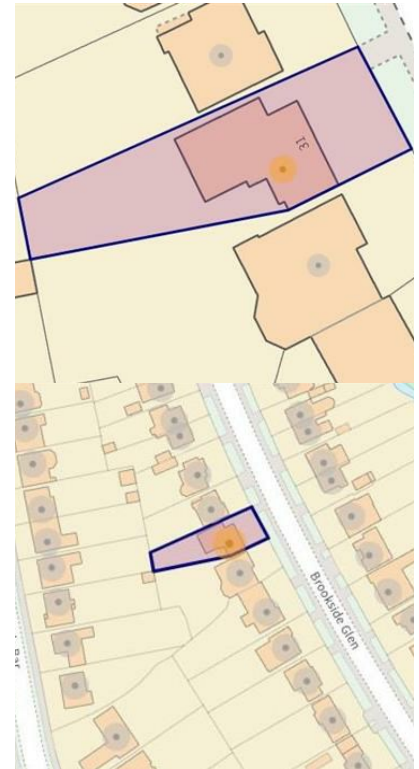
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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 Consultants.



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