



5 Birley Brook Drive,
Chesterfield, S41 8XN

OFFERS AROUND

£475,000

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WILKINS VARDY

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SUPERB FAMILY HOME - SOUTH WEST GARDEN BACKING ONTO HOLMEBROOK VALLEY PARK - DETACHED BRICK BUILT DOUBLE GARAGE - STUNNING RE-FITTED KITCHEN

Wilkins Vardy are proud to offer to the market this stunning family home located on Birley Brook Drive at Upper Newbold. This superb detached house boasts three reception rooms, four generous double bedrooms, and two bathrooms, providing ample space for family living.

With a generous 1,555 sq ft of living space, this property offers a luxurious and spacious environment for you and your family to enjoy. The house features a superb re-fitted kitchen with cream gloss units, granite worktops, and integrated appliances, perfect for those who love to cook and entertain.

One of the highlights of this property is its secluded position with a south-west facing rear garden that backs onto Holmebrook Valley Park, offering a tranquil and picturesque setting for outdoor relaxation and activities. Parking will never be an issue with space for 4 vehicles and a detached brick-built double garage, providing ample storage space along with plenty of parking options.

- Superb Detached Family Home in Secluded Cul-de-Sac Position
- Contemporary 'L' Shaped Kitchen with Granite Worktops & Integrated Appliances
- Four Double Bedrooms, the Master having a Walk-in Wardrobe & En Suite Bathroom
- Attractive, Enclosed Rear Garden backing onto Holmebrook Valley Park
- EPC Rating: B
- Three Good Sized Reception Rooms
- Separate Utility Room & Cloaks/WC
- Modern Family Shower Room
- Detached Double Garage & Ample Off Street Parking

General

Gas central heating (Potterton Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Photovoltaic solar panels
Gross internal floor area - 144.5 sq.m./1555 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold (St. Mary's RC High School is also in the area)

On the Ground Floor

uPVC double glazed French doors with glazed side panels opens into an ...

Entrance Porch

With an internal door opening into a ...

'L' Shaped Entrance Hall

Fitted with LVT flooring and having a staircase rising to the First Floor accommodation.

Dining Room

12'0 x 8'1 (3.66m x 2.46m)

Accessed via a sliding door from the entrance hall, a versatile and good sized front facing reception room with downlighting.

Open Plan Living/Dining Room

Living Room

15'8 x 12'5 (4.78m x 3.78m)

Accessed via double doors from the entrance hall, this spacious bay fronted reception room is fitted with laminate flooring and has a feature fireplace with a multi-fuel stove.

An opening leads through into the ...

Sitting/Dining Room

10'10 x 9'9 (3.30m x 2.97m)

A good sized rear facing reception room, fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto a decked seating area.

Utility Room

Having space and plumbing for a washing machine, and space for a tumble dryer. This room also houses the gas boiler and the solar photovoltaic inverter.

Cloaks/WC

Fitted with a 2-piece white suite comprising a semi recessed wash hand basin with storage below and to the side, and a low flush WC.

Vertical heated towel rail.

'L' Shaped Kitchen

17'1 x 14'1 (5.21m x 4.29m)

Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary granite work surfaces and upstands, including a breakfast bar.

Inset 1½ bowl single drainer sink with mixer tap and boiling water tap.

Integrated appliances to include a fridge/freezer, dishwasher, microwave, steam oven, conventional oven with warming drawer and induction hob with glass splashback and extractor hood over.

LVT flooring and downlighting.

A uPVC double glazed door gives access onto the rear decking.

On the First Floor

Landing

Having a built-in airing cupboard housing a hot water cylinder, and a loft access hatch.

Master Bedroom

14'8 x 9'11 (4.47m x 3.02m)

A spacious bay fronted double bedroom having a built-in double wardrobe with sliding mirror doors.

There is a built-in cupboard, and a door giving access to a walk-in wardrobe.

A further door opens into a ...

En Suite Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, semi recessed wash hand basin with vanity unit below and a concealed cistern WC.

Chrome heated towel rail.

Tiled floor and downlighting.

Bedroom Two

10'8 x 8'10 (3.25m x 2.69m)

A good sized rear facing double bedroom having a built-in double wardrobe.

Bedroom Three

16'1 x 7'10 (4.90m x 2.39m)

A good sized double bedroom having a built-in cupboard and two windows overlooking the rear of the property.

Bedroom Four

9'0 x 8'6 (2.74m x 2.59m)

A front facing double bedroom having a built-in double wardrobe.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below and a concealed cistern WC.

Chrome heated towel rail.

Tiled floor and downlighting.

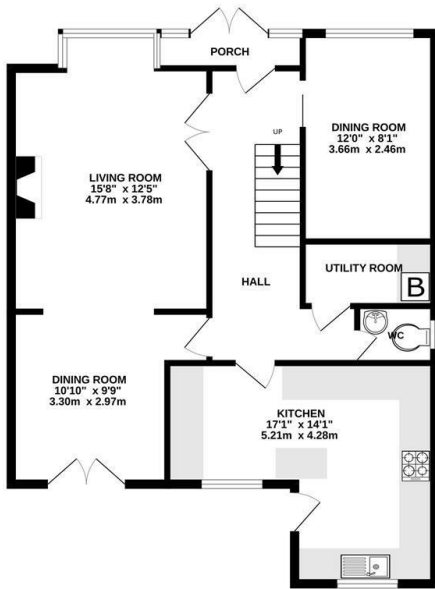
Outside

The property occupies a cul-de-sac position with a shared driveway leading up to a block paved drive providing ample off street parking and leading to a detached brick built double garage having a roller door, light and power.

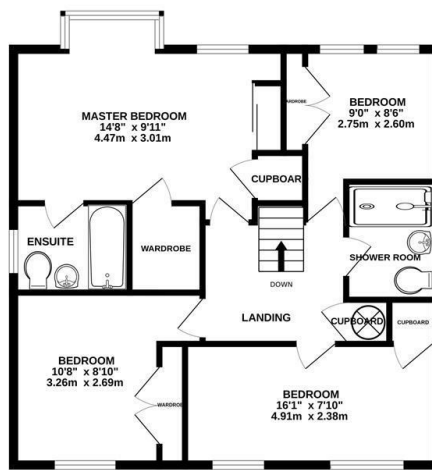
A gate gives access down the side of the property to the attractive, landscaped rear garden which comprises of a deck seating area, lawn with mature planted beds and borders, fruit bushes, garden pond and a pebbled pathway with stepping stones leading up to a corner summerhouse.



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



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



TOTAL FLOOR AREA: 1555 sq.ft. (144.5 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			
(81-91) B		84	89
(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, multi-fuel stove, 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 Outwood Academy Newbold 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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