



406 Old Road,  
Brampton, S40 3QF

OFFERS IN THE REGION OF

£479,950

W

WILKINS VARDY



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# £479,950

PRESTIGIOUS LOCATION - SUBSTANTIAL EXTENDED FAMILY HOME - GENEROUS MATURE PLOT

Welcome to this superb detached family home located towards the top of Old Road. This property boasts a generous plot just off South Lodge Court, offering a tranquil and desirable setting for your new home.

As you step inside, you are greeted by a good sized hall and spacious 'L' shaped reception room with conservatory off, perfect for entertaining guests or relaxing with your family. With four bedrooms, including three on the ground floor, there is ample space for a growing family or visiting guests. The two bathrooms provide convenience and comfort for all residents.

This detached house offers a generous 1,823 sq ft of living space, ensuring plenty of room for all your needs. The property sits on an approximate 0.17 acre mature plot, providing a beautiful outdoor space for gardening, playing, or simply enjoying the fresh air. Parking will never be an issue with plenty of space for cars/caravans, along with a double detached garage for added convenience.

- Superb Detached Family Home on Mature Corner Plot
- Spacious 'L' Shaped Lounge/Diner
- Kitchen with Side Entrance Porch off
- Brick/uPVC Double Glazed Conservatory
- Four Good Sized Bedrooms
- Two 4-Piece Bathrooms
- Detached Double Garage & Ample Off Street Parking/Caravan Standing
- Sought After Location within Brookfield School Catchment
- Attractive & Private Mature Gardens
- EPC Rating: D

## General

Gas central heating (Alpha Etec Plus Combi Boiler)  
uPVC sealed unit double glazed windows (unless otherwise stated)  
Gross internal floor area - 169.4 s.qm./1823 sq.ft.  
Council Tax Band - F  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A front entrance door with glazed side panels opens into a ...

## Entrance Hall

Fitted with LVT flooring and having three built-in storage cupboards. An open balustrade staircase rises to the First Floor accommodation.

## Kitchen

15'4 x 9'5 (4.67m x 2.87m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a tumble dryer, fridge/freezer and a freestanding cooker.  
Vinyl flooring.  
A wooden glazed door gives access into a ...

## Side Entrance Porch

Having wooden framed sealed unit double glazed windows and door.

## 'L' Shaped Lounge/Diner

24'5 x 19'7 (7.44m x 5.97m)  
Accessed via French doors from the entrance hall, this spacious reception room has a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.  
A sliding patio door gives access into the ...

## Brick/uPVC Double Glazed Conservatory

12'3 x 10'0 (3.73m x 3.05m)  
A good sized conservatory fitted with LVT flooring and having French doors which overlook and open onto the side of the property.

## Family Bathroom

Being fully tiled and fitted with a 4-piece suite comprising a panelled bath with folding shower screen and electric shower over, pedestal wash hand basin, low flush WC and a bidet.  
Tiled floor.

## Bedroom One

13'0 x 11'8 (3.96m x 3.56m)  
A good sized double bedroom with window to the side elevation. A door gives access into an ...

## En Suite Shower Room

13'0 x 11'8 (3.96m x 3.56m)  
Being fully tiled and fitted with a 4-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin, low flush WC and a bidet.  
Tiled floor.

## Bedroom Two

11'9 x 11'4 (3.58m x 3.45m)  
A good sized front facing double bedroom.

## Bedroom Three

9'9 x 8'10 (2.97m x 2.69m)  
A good sized front facing single bedroom.

## On the First Floor

## Landing

Having a built-in storage cupboard. Two doors give access into ...

## Bedroom Four

23'8 x 21'10 (7.21m x 6.65m)  
A spacious double bedroom having two windows to the side elevation and eaves access hatch.

## Outside

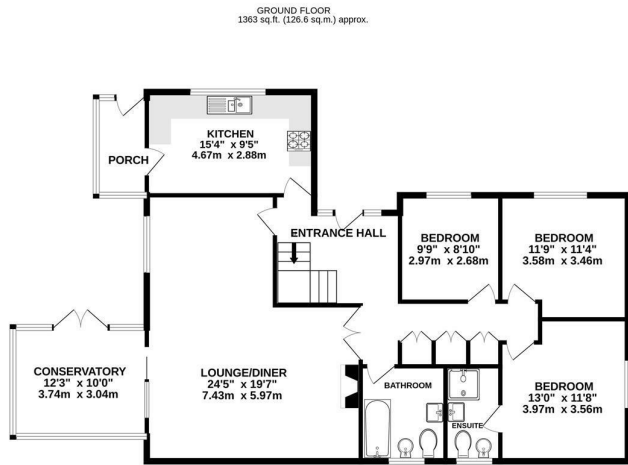
The property sits on a generous plot, having a tarmac driveway to the front providing ample off street parking/caravan standing, leading to a detached double brick built garage. The front garden is laid to lawn with mature hedging and shrub borders, and there is paving providing seating areas.

The attractive, enclosed side garden comprises a paved patio and lawn with mature and well stocked borders of plants and shrubs.

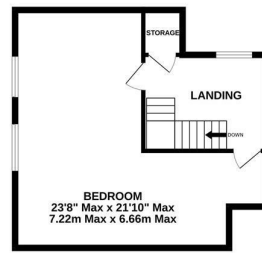








GROUND FLOOR  
1363 sq. ft. (126.6 sq.m.) approx.



1ST FLOOR  
460 sq. ft. (42.7 sq.m.) approx.

TOTAL FLOOR AREA: 1823 sq. ft. (169.4 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) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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, gas fire, 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 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 Consultants.



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

wilkins-varDY.co.uk