



4 Dorset Drive,
Brimington, S43 1DS

OFFERS IN THE REGION OF

£144,950

W
WILKINS VARDY

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BAY FRONTED FAMILY HOME - THREE GOOD SIZED BEDROOMS - CORNER PLOT

Boasting a traditional bay window, this property exudes character and charm, making it a perfect choice for those seeking a cosy family home.

With one generous reception room, three well-proportioned bedrooms, and a modern bathroom and kitchen, this residence caters perfectly to the needs of a growing family. The corner plot not only provides ample outdoor space but also offers the exciting potential to create off-street parking, subject to the necessary consents.

Situated in this popular location near Brimington village, this property offers the best of both worlds - a practical residential setting with easy access to local amenities.

- Well Proportioned Bay Fronted Semi Detached House
- Good Sized 'L' Shaped Kitchen with Integrated Oven & Hob
- Family Bathroom
- NO UPWARD CHAIN
- EPC Rating: D
- Spacious Dual Aspect Lounge/Diner
- Three Good Sized Bedrooms
- Mature Gardens to the Front and Rear
- Potential to create Off Street Parking

General

Gas central heating Baxi Duo Tech Combi Boiler
uPVC sealed unit double glazed windows
Gross internal floor area - 842 sq ft / 78.2 sq m
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC double glazed door opens into an ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Lounge/Diner

19'8" x 9'11" (6.0m x 3.04m)

A spacious dual aspect reception room fitted with laminate flooring and having a feature fireplace with stone effect hearth and surround. There is a bay window to the front and uPVC double glazed French doors overlooking and opening onto the rear garden.

'L' Shaped Dining Kitchen

16'6" x 11'0" (5.03m x 3.36m)

A dual aspect room, fitted with a range of modern white hi-gloss wall, drawer and base units with complementary work surfaces and upstands. Inset single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a fridge/freezer.

Built-in storage cupboard.

Vinyl flooring.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

With built-in airing cupboard housing the Ideal Combi Baxi Duo Tech Boiler. Loft hatch giving access to the loft storage space.

Bedroom One

12'8" x 11'7" (3.88m x 3.55m)

A spacious bay fronted double bedroom having a built-in over stair store.

Bedroom Two

13'7" x 7'1" (4.15m x 2.17m)

A good sized rear facing double bedroom.

Bedroom Three

11'0" x 6'4" (3.36m x 1.95m)

A good sized rear facing single bedroom.

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.

Chrome heated towel rail.

Vinyl flooring.

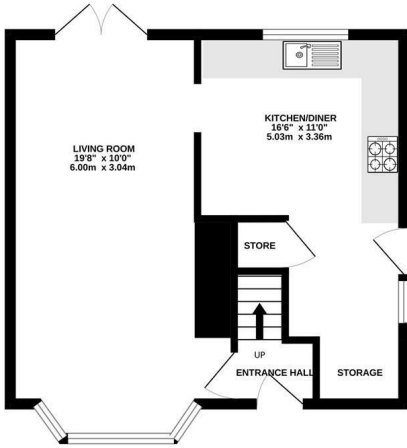
Outside

To the front of the property there is a lawned garden split by a concrete path which leads up to the front entrance door. There is also a pebble bed which offers the potential for off street parking (subject to the necessary consents).

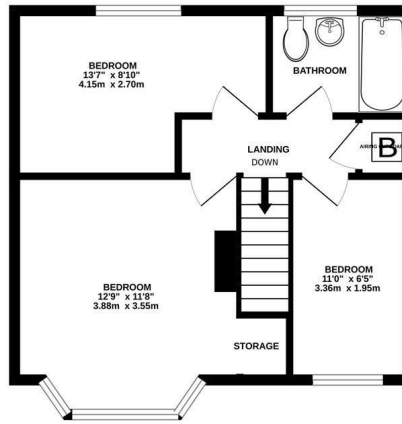
A gate gives access down the side of the property to the enclosed east facing rear garden which comprises an artificial lawn and a further grassed area separated by a paved path. Coal bunker.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

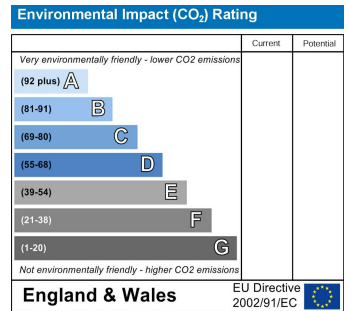
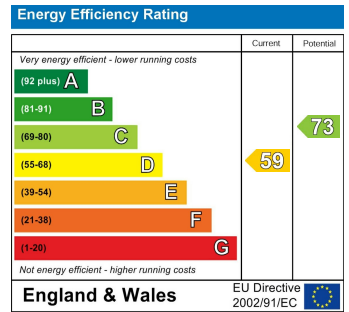


1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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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RICS

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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 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.



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