



23 Manor Drive,
Brimington, S43 1NJ

OFFERS IN THE REGION OF

£209,950

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WILKINS VARDY

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NEW PRICE - £209,950

WELL APPOINTED SEMI - CONTEMPORARY KITCHEN/DINER - THREE BEDS - CUL-DE-SAC POSITION

Welcome to Manor Drive, Brimington - a charming semi detached house that could be your next dream home! This property boasts a spacious 815 sq. ft. of stylish living space, including a good sized reception room perfect for relaxing with your family, three comfortable bedrooms, modern bathroom and separate WC, and a superb open plan kitchen/diner with integrated appliances and French doors opening onto an enclosed west facing rear garden. Off street parking is also provided.

Occupying a cul-de-sac position, the property is well placed for the local amenities in Brimington Village, and is readily accessible for transport links towards Chesterfield, Staveley and the M1 Motorway.

Don't miss out on the opportunity to make this lovely house your own.

- Superb Semi Detached House occupying a Cul-de-Sac Position
- Contemporary Open Plan Kitchen/Diner with Integrated Appliances
- Good Sized Living Room
- Three Bedrooms
- Modern Bathroom & Separate WC
- Ample Off Street Parking & Well Kept Gardens to the Front and Rear
- Two Useful Brick Built Outbuildings
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Worcester Combi Boiler installed on 29/04/2024 and comes with 10 Year Warranty)

uPVC sealed unit double glazed windows and doors

Security alarm system

Oak internal doors throughout

Gross internal floor area - 75.7 sq.m./815 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Fitted with vinyl flooring and having a built-in cupboard. A staircase rises to the First Floor accommodation.

Living Room

13'2 x 12'2 (4.01m x 3.71m)

A good sized front facing reception room having a feature ornamental fireplace.

Superb Open Plan Kitchen/Diner

19'7 x 8'11 (5.97m x 2.72m)

A dual aspect room, spanning the full width of the property, and fitted with a contemporary range of cream wall, drawer and base units with under unit and plinth lighting, together with complementary work surfaces and matching splashbacks.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, electric oven and 5-ring gas hob with glass splashback and extractor canopy over.

Space and plumbing is provided for a washing machine, and there is a recess suitable for an American style fridge/freezer.

Downlighting to the kitchen area, and vinyl flooring.

A door gives access to a built-in under stair store which also has space for a tumble dryer.

uPVC double glazed French doors overlook and open onto the rear patio.

On the First Floor

Landing

Having a built-in airing cupboard housing the gas combi boiler.

Loft access hatch with pull down ladder to a part boarded roof space with lighting.

Bedroom One

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

A good sized front facing double bedroom having two built-in storage cupboards.

Bedroom Two

10'11 x 8'7 (3.33m x 2.62m)

A good sized double bedroom having two windows overlooking the rear of the property.

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m)

A dual aspect single bedroom, having a built-in storage cupboard.

Bathroom

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

Chrome heated towel rail.

Vinyl flooring.

Separate WC

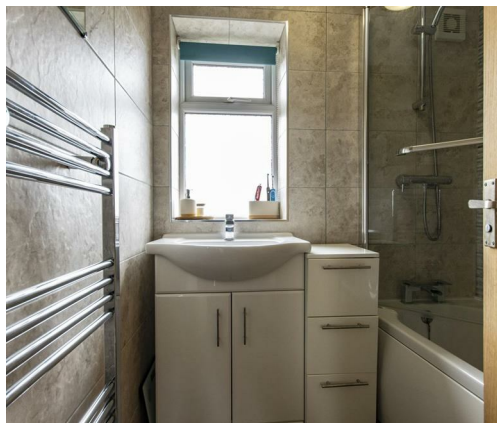
Being fully tiled, fitted with vinyl flooring and having a low flush WC.

Outside

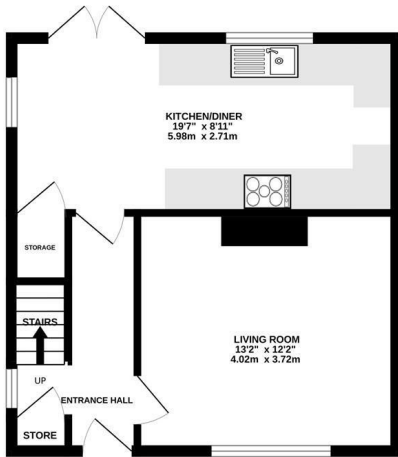
To the front of the property there is a lawned garden, alongside a paved and gravelled driveway providing ample off street parking.

Double gates open to give access to the rear of the property, where there is a paved patio with decorative pebble corner bed, a lawn with chipped bark borders to either side and a decorative gravel seating area beyond.

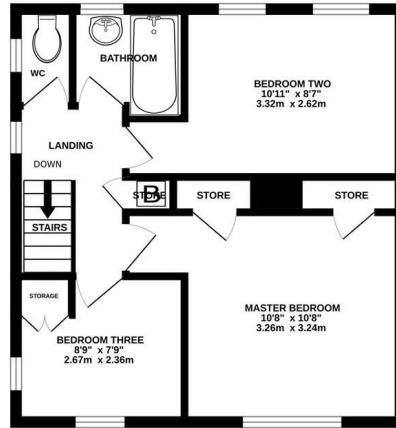
There are two attached brick built outbuildings, both with uPVC double glazed doors, and one having light and power.



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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		87
(81-91) B		
(69-80) C		73
(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

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RICS

Relocation agent network

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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