



82 Vincent Crescent,
Brampton, S40 3NP

OFFERS IN THE REGION OF

£600,000

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WILKINS VARDY

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STUNNING DETACHED FAMILY HOME - STYLISH ACCOMMODATION - GENEROUS SOUTH EAST FACING PLOT

Wilkins Vardy are proud to offer to market this stunning detached family home located on Vincent Crescent. Spanning across 1726 sq.ft., this house offers a generous amount of contemporary and stylish living space for you to make your own. Boasting three spacious reception rooms, a superb breakfast kitchen fitted with a range of Neff appliances, four good sized bedrooms and two modern bathrooms, there is plenty of room for the whole family to enjoy. The property also benefits from an attached garage and driveway parking, and enjoys a generous, landscaped south east facing rear garden.

Situated in a popular location, this property provides easy access to Somersall Park and the local shops, bars and restaurants on Chatsworth Road, and is also within the normal catchment for Brookfield School. There are also excellent transport links into the Town Centre and towards Dronfield, Sheffield and the Peak District.

- Stunning Detached Family Home on Generous South East Facing Plot
- Three Stylish & Spacious Reception Rooms
- Superb Breakfast Kitchen with a range of Neff Integrated Appliances
- Cloaks/WC & Separate Utility Room
- Four Good Sized Bedrooms
- Modern En Suite Shower Room & Family Bathroom
- Attached Single Garage & Driveway Parking with EV Charger
- Attractive, Landscaped Rear Garden with Summerhouse
- Popular & Convenient Location, and within Brookfield School Catchment
- EPC Rating: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 160.4 sq.m./1726 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A front entrance door opens into an ...

'L' Shaped Entrance Hall

Fitted with oak flooring and having under floor heating.
Built-in under stair store cupboard which houses the gas boiler.
A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a stylish 2-piece white suite comprising a round counter top wash basin with waterfall tap, and a low flush WC.
Amtico tile flooring with under floor heating, and downlighting.

Living Room

17'0 x 10'11 (5.18m x 3.33m)
A good sized front facing reception room having downlighting and a feature fireplace with gas stove sat on a marble hearth.
Glazed French doors give access into the ...

Superb Family Room

21'11 x 15'3 (6.68m x 4.65m)
A generous reception room fitted with oak flooring, downlighting and having a feature wood burner/multi-fuel stove sat on a stone hearth.
uPVC double glazed French doors overlook and open onto the rear patio.
A set of glazed French doors give access into the ...

Dining Room

13'7 x 10'6 (4.14m x 3.20m)
A good sized dining room having a feature ornamental fireplace with oak mantel beam.
Built-in floor to ceiling cupboard.
Oak flooring with under floor heating.
An opening leads through into the ...

Fantastic Breakfast Kitchen

27'0 x 11'9 (8.23m x 3.58m)
Fitted with a range of taupe wall, drawer and base units with under unit and over cabinet lighting, plinth lighting and complementary quartz work surfaces and upstands.
Inset stainless steel sink with pull out mixer tap.
Integrated Neff appliances to include a wine cooler, dishwasher, microwave oven, warming drawer, two electric ovens and a large induction hob with glass splashback and extractor over.
Tiled floor with under floor heating, and downlighting.
Three skylights.
uPVC double glazed French doors overlook and open onto the rear patio, and a further door gives access into the ...

Utility Room

Having a double base unit with complementary work surface and upstand.
Inset stainless steel sink with pull out single lever mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Tiled floor and downlighting.

On the First Floor

Landing

Having a built-in cupboard.

Master Bedroom

16'5 x 12'0 (5.00m x 3.66m)
A good sized rear facing double bedroom having downlighting. A door gives access into the ...

En Suite Shower Room

Fitted with a 3-piece suite comprising a fully tiled walk-in shower enclosure with mixer shower, wall hung wash hand basin with chrome towel rail, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Two

12'2 x 9'11 (3.71m x 3.02m)
A good sized rear facing double bedroom having downlighting.

Bedroom Three

10'10 x 10'9 (3.30m x 3.28m)
A good sized rear facing double bedroom having downlighting, and a built-in cupboard.

Bedroom Four

9'10 x 6'9 (3.00m x 2.06m)
A front facing single bedroom, currently used as a office/study.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Downlighting and tiled floor with electric under floor heating.

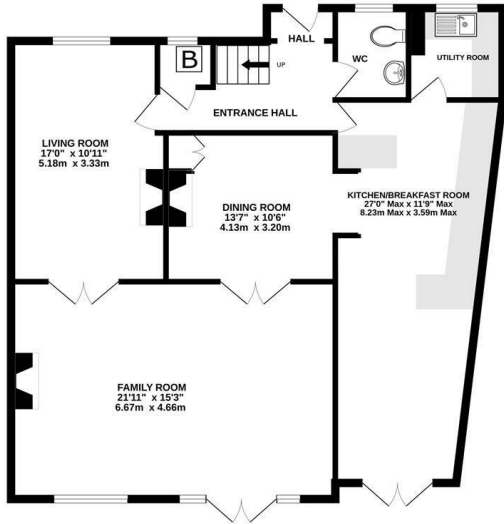
Outside

To the front of the property there is a pebbled driveway providing off street parking, leading to the Attached Single Garage. An EV charger is also provided. There is also pedestrian access onto a block paved area which leads up to the front entrance door, together with mature plants and shrubs.

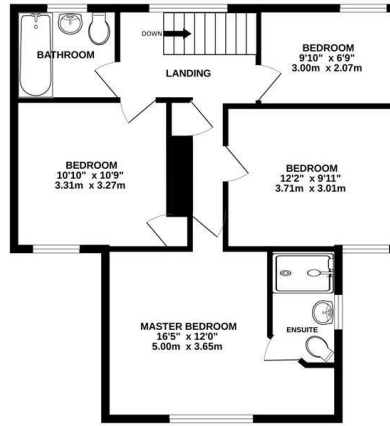
To the rear of the property there is an attractive, landscaped south east facing garden which comprises a paved seating area with a couple of steps down to a substantial lawn with mature and well stocked borders of plants, shrubs and trees. There is a paved seating area with pergola, a beautiful summerhouse, garden shed and greenhouse.



GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1726 sq.ft. (160.4 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) A		80
(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

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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, gas stove and 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 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.



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