



4 Brookside Glen,
Brookside, S40 3PF

OFFERS IN THE REGION OF

£299,950



WILKINS VARDY

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SUPERB STONE BUILT BAY FRONTED SEMI - SOUGHT AFTER LOCATION - DOUBLE GARAGE - NO CHAIN

Located in the desirable area of Brookside is this charming stone built three bedroomed bay fronted semi detached house which boasts a spacious 1018 sq. ft. of living space, perfect for a growing family. As you step inside, you are greeted by a spacious dual aspect reception room with French doors opening to a lovely conservatory, ideal for relaxing with family or hosting guests. With three bedrooms and a well appointed bathroom, there is plenty of space for everyone to unwind and make themselves at home. One of the additional features of this lovely home is the double garage and ample parking. Say goodbye to the hassle of searching for parking spaces!

Within Brookfield School catchment, the property is also well placed for accessing Somersall Park and the local amenities in Brampton and Holymoorside, whilst also being readily accessible for routes into the Town Centre and towards the Peak District.

- Attractive Stone Built Bay Fronted Semi
- Stone/uPVC Double Glazed Conservatory
- Three Bedrooms, two of which have Fitted Wardrobes
- Detached Double Garage & Ample Car/Caravan Standing
- NO CHAIN
- Spacious Dual Aspect Lounge/Diner
- Kitchen
- Ground Floor Cloaks/WC & First Floor Bathroom
- Low Maintenance Rear Garden backing onto a Brook
- EPC Rating: D

General

Gas central heating (Glow Worm Economy Plus Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 94.6 sq.m./1018 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookside Community School

Flood Risk

The Environment Agency have identified this property at being at high risk from surface water flooding and medium risk from rivers and seas. As far as we are aware, the property has never flooded and the sellers have confirmed this. Buyers should make their own enquiries with regards to the cost of obtaining adequate buildings insurance and establishing the level of risk.

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having a feature arched window with glass shelving, and a built-in cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.
Tiled floor.

Lounge/Diner

24'5 x 12'2 (7.44m x 3.71m)
A most generous dual aspect reception room with bay window overlooking the front of the property, and uPVC double glazed French doors opening into the conservatory.
This room also has a feature fireplace with ornate surround, marble inset and hearth.

Stone/uPVC Double Glazed Conservatory

10'1 x 9'4 (3.07m x 2.84m)
Having a tiled floor and French doors opening to a covered porch.

Covered Porch

Having a tiled floor and decorative wrought iron railings and gate. A door gives access onto the driveway.

Kitchen

9'2 x 8'9 (2.79m x 2.67m)
Being part tiled and fitted with a range of wall and base units with work surfaces over.
Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker, tall fridge or fridge/freezer.
Vinyl flooring.
A wooden framed and glazed door opens to the covered porch.

On the First Floor

Landing

Having a feature arched window with glass shelving.
Loft access hatch having a pull down ladder to a part boarded roof space with lighting.

Bedroom One

13'9 x 12'2 (4.19m x 3.71m)
A good sized bay fronted double bedroom having a range of fitted wardrobes with overhead storage.

Bedroom Two

12'4 x 12'2 (3.76m x 3.71m)
A good sized rear facing double bedroom having a range of fitted wardrobes with overhead storage.

Bedroom Three

8'5 x 6'5 (2.57m x 1.96m)
A front facing single bedroom fitted with laminate flooring.

Family Bathroom

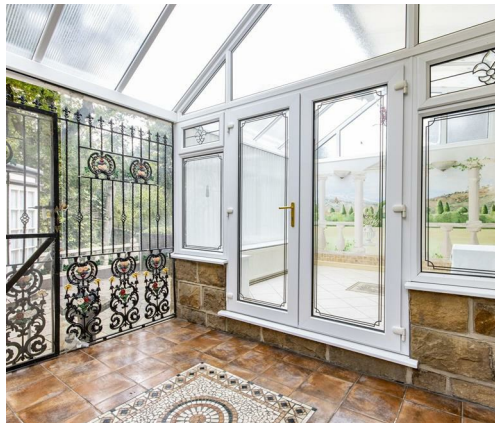
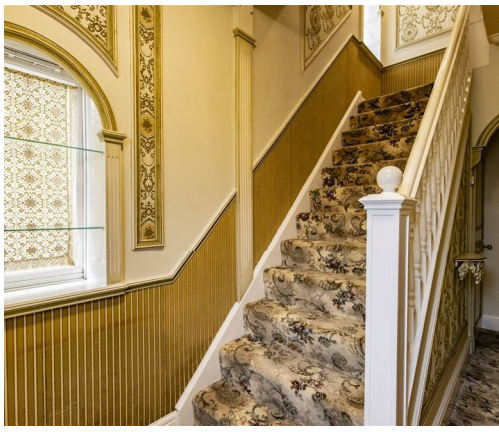
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC.
Built-in cupboard housing a hot water cylinder.
Vinyl flooring and downlighting.

Outside

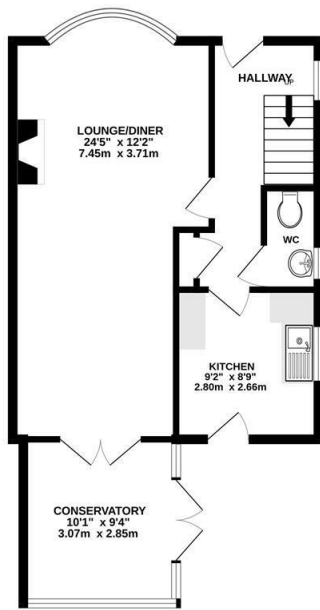
There is a substantial block paved frontage providing ample off street parking/caravan standing.

The block paved continues down the side of the property to a Detached Stone Built Double Garage having two 'up and over' doors, and one of the garages having an inspection pit. To the rear of the garage there a Workshop which leads through to a Summerhouse which has wooden framed and glazed French doors which open onto the rear patio.

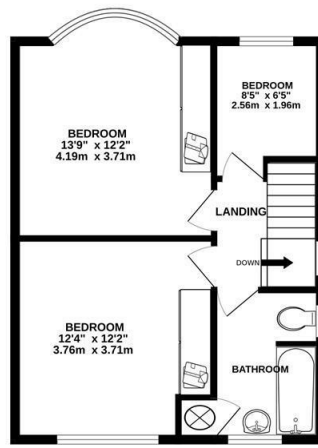
To the rear of the property there is a low maintenance paved rear garden which backs onto a brook.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(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, 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 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

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