



610 Chatsworth Road,  
Brampton, S40 3JX

OFFERS AROUND

£240,000

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WILKINS VARDY

OFFERS AROUND

# £240,000

STYLISH BAY FRONTED FAMILY HOME - VICTORIAN CHARM - DESIRABLE LOCATION  
CLOSE TO BROOKFIELD SCHOOL & SOMERSALL PARK

This much improved and stylish Victorian terraced house offers 1024 sq.ft. of immaculately presented accommodation, together with a number of character features including a stunning bay window, high ceilings and Victorian fireplaces. With a large bay fronted living room with log burner, open plan kitchen/diner, a modern family bathroom and three good sized double bedrooms, this is an ideal family property close to a range of excellent amenities.

Just a short distance from Somersall Park and Brookfield Community School, Chatsworth Road has a range of shops, bars and restaurants and good bus routes into the Town Centre.

- Stylish Victorian Terrace in Popular Location
- Character Property With Stunning Features Including a Delightful Bay
- Modern Kitchen & Bathroom
- Three Good Sized Bedrooms Including Generous Attic Bedroom
- Two Good Sized Reception Rooms, The Living Room Having a Bay & Wood Burner
- Generous South Facing Rear Garden
- Close to Shops, Schools and Somersall Park
- A Great Family Home or Investment Property
- Viewing Highly Recommended

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 95.1 sq.m./1026 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A composite front entrance door opens into the ...

## Living Room

15'3" x 11'10" (4.65m x 3.63m)  
A bay fronted reception room, spanning the full width of the property  
Having a feature fireplace with log burning stove sat on a marble effect hearth.  
Laminate flooring.  
Coving and picture rail.

## Centre Lobby

With staircase rising to the First Floor accommodation.

## Dining Room

12'0" x 12'0" (3.66m x 3.66m)  
A rear facing reception room, having a feature exposed brick chimney breast and fireplace.  
Built-in floor to ceiling storage cupboard.  
Laminate flooring  
Coving and picture rail.  
A door gives access to a useful built-in under stair store cupboard which has space for a tumble dryer and a fridge/freezer.  
An opening leads through into the ...

## Part Tiled Kitchen

7'10" x 7'3" (2.41m x 2.21m)  
Fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a slot-in cooker and an under counter fridge.  
Laminate flooring.  
Coving to the ceiling.  
A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

Having a feature ornamental cast iron fireplace.  
A door gives access to a staircase which rises to the Second Floor accommodation.

## Bedroom One

11'10" x 8'3" (3.63m x 2.54m)  
A rear facing double bedroom having stripped wood flooring.

## Bedroom Two

12'0" x 11'3" (3.66m x 3.43m)  
A front facing double bedroom, spanning the full width of the property  
Feature ornamental cast iron fireplace.  
Built-in over stair store cupboard.  
Laminate flooring.

## Part Tiled Bathroom

Being part tiled in metro tiles .  
Fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Built-in cupboard housing the gas boiler.  
Tiled floor.

## On the Second Floor

## Bedroom Three

17'3" x 15'8" (5.28m x 4.78m)  
A double bedroom having a rear facing window and wooden framed double glazed Velux window.  
This room is also fitted with downlighting.  
A door gives access to eaves storage.

## Outside

Low maintenance pebbled forecourt garden with low level brick wall and hedging.

A gate to the side of the property gives access to a shared gennel which leads to a further gate which opens to the good sized enclosed south facing rear garden which comprises of a paved patio and lawn with planted side border. Beyond here there is a further paved seating area and a garden shed.









TOTAL FLOOR AREA: 1024 sq ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Memphis ©2022

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>			
(39-54) <b>E</b>		<b>59</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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, log burner, 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 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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