



6 The Knoll,
Brookside, S40 3PS

OFFERS IN THE REGION OF

£795,000

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WILKINS VARDY

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SUPERB DETACHED BUNGALOW - FANTASTIC PRIVATE PLOT - SOUGHT AFTER ADDRESS - VERSATILITY & POTENTIAL

Nestled in the sought-after location of The Knoll in Brookside, this superb detached bungalow is a true gem. Built in 1976, this property boasts a generous private plot at the end of The Knoll, offering both privacy and prestige.

As you arrive, you are greeted by a sweeping drive leading to a double garage and ample parking for cars and caravans. The property's classic charm is evident as you step inside, with four spacious reception rooms providing versatile living spaces for entertaining or relaxation. With three well-proportioned bedrooms and two bathrooms, this bungalow offers fantastic potential for those looking to create their dream home. The property's 2,269 sq ft layout provides ample room for comfortable living, making it ideal for families or those seeking a peaceful retreat.

Located within the Brookfield School Catchment, this residence not only offers a beautiful living space but also the convenience of being close to reputable schools, perfect for families with children.

- Superb Detached Bungalow in Sought After Location
- An Impressive 2260 sq. / ft. of Space (including Garage)
- Three Good Sized Bedrooms
- Double Garage with Utility & Plenty of Parking
- Sold With No Upward Chain
- Sweeping Drive Leading To An Impressive Private Plot
- Four Generous Reception Room Plus Conservatory
- Family Bathroom & En-Suite to The Master
- Potential To Create Your Dream Home

General

Gas central heating (Worcester Bosch Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area -210.8 sq.m./2269 sq.ft. (including Double Garage & Utility Room)

Council Tax Band - G

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

Entrance Porch

With an internal door opening to a ...

'L' Shaped Entrance Hall

Having two built-in storage cupboards.

Family Bathroom

Fitted with a 3-piece suite comprising of a panelled corner bath, separate shower cubicle with mixer shower and a wash hand basin.

Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

Bedroom Three

10'1 x 9'0 (3.07m x 2.74m)

A good sized single bedroom having built-in wardrobes and a large window overlooking the front of the property.

Bedroom Two

13'7 x 10'6 (4.14m x 3.20m)

A good sized front facing double bedroom having a range of built-in wardrobes with dressing table area.

Master Bedroom

13'7 x 13'5 (4.14m x 4.09m)

A good sized rear facing double bedroom having a range of built-in wardrobed with dressing table area. A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a corner shower cubicle with mixer shower, wash hand basin and a low flush WC.

Dining Room

12'9 x 11'0 (3.89m x 3.35m)

A good sized front facing reception room. A door gives access into the Living Room and an opening leads through into the ...

Kitchen

11'3 x 11'0 (3.43m x 3.35m)

Being part tiled and fitted with a range of wall, drawer and base units with

complementary work surfaces over, including a breakfast bar.

Inset 1½ bowl sink with mixer tap.

Integrated appliances to include a fridge, dishwasher, electric oven and hob.

Lounge

23'11 x 14'2 (7.29m x 4.32m)

A spacious dual aspect reception room having a feature stone fireplace with inset gas fire, the fireplace extending to the side to provide TV standing.

Sliding doors give access into the Sitting Room and a further door opens to the ...

Conservatory

11'11 x 7'9 (3.63m x 2.36m)

Sitting Room

20'0 x 14'9 (6.10m x 4.50m)

A good sized reception room having a stone bar. Sliding doors give access onto the front patio and also into the conservatory. A further door from here opens into a ...

Study

14'9 x 11'9 (4.50m x 3.58m)

A good sized reception room.

Outside

A long sweeping tarmac driveway provides ample car standing space and leads to the Integral Double Garage.

To the rear is a patio area with steps leading up to a large lawned area with an abundance of trees and shrubs and enjoying an open outlook over fields.

There are three sheds, one with electricity and a summer house.

To the right hand side is an air raid shelter.

Double Garage

23'11x16' (7.29mx4.88m)

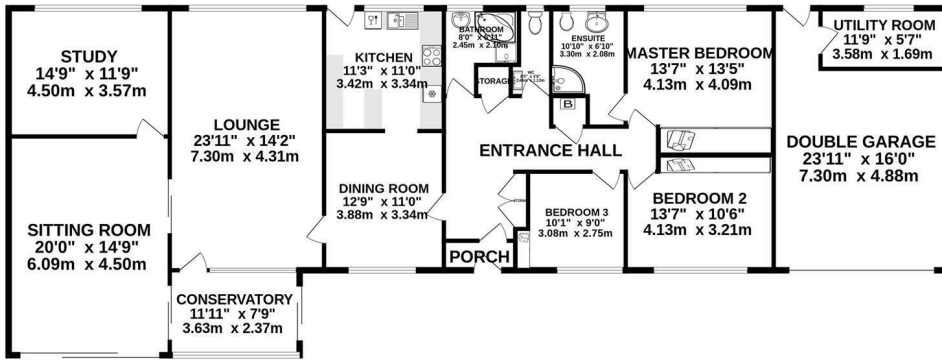
with utility room off...

Utility Room

11'9x5'7 (3.58mx1.70m)



GROUND FLOOR
2269 sq.ft. (210.8 sq.m.) approx.



TOTAL FLOOR AREA: 2269 sq.ft. (210.8 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		
(81-91) B		78
(69-80) C	68	
(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



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, gas fire 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.

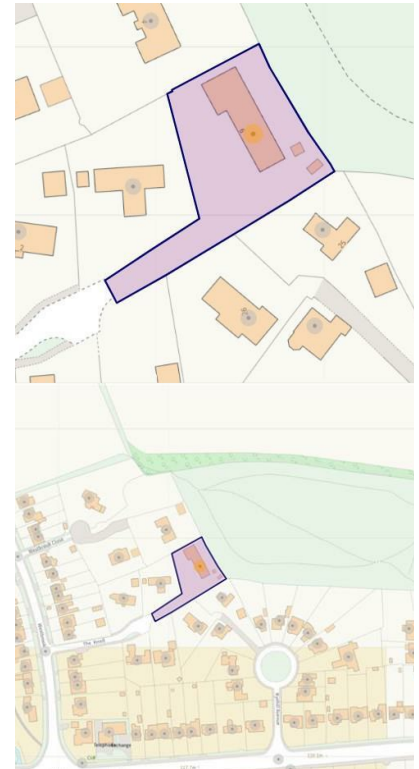
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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wilkins-varDY.co.uk