



674 Chatsworth Road,
Brampton, S40 3NU

OFFERS IN THE REGION OF

£749,950

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WILKINS VARDY

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SUPERB DETACHED FAMILY HOME - FIVE BEDS, THREE BATHS, GENEROUS SOUTH PLACING PLOT - NO CHAIN

Set back from the road and occupying a generous south facing plot is this charming detached family home located on Chatsworth Road. This property boasts an impressive four reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With five good sized bedrooms and three bathrooms, there is plenty of room for everyone to enjoy their own space and privacy. The property also benefits from a double garage and parking for up to four vehicles.

Spanning over 2,422 sq ft, this house offers a perfect blend of elegance and comfort. The property features a well designed layout that maximises natural light throughout, creating a warm and inviting atmosphere.

If you are looking for a place to call home, this house on Chatsworth Road is sure to exceed your expectations. Contact us today to arrange a viewing and experience the beauty of this property for yourself.

- Superb Detached Family Home on Generous South Facing Plot
- Four Spacious Reception Rooms
- Modern Fitted Kitchen with Two Utility Rooms off
- Five Good Sized Bedrooms
- Two En Suites & Re-Fitted Family Bathroom
- Ground Floor Cloaks/WC & Separate First Floor WC
- Double Garage & Ample Off Street Parking
- Brookfield School Catchment Area
- NO UPWARD CHAIN
- EPC Rating: C

General

Gas central heating (Worcester Bosch Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 225 sq.m./2422 sq.ft.
Council Tax Band - G
Tenure - Freehold
Secondary School Catchment Area - Brookside Community School

On the Ground Floor

A front entrance door opens into an ...

Spacious Entrance Hall

With hardwood flooring.

Sitting Room

15'10 x 12'10 (4.83m x 3.91m)

A spacious front facing reception room having a feature ornamental stone fireplace with oak lintel.

Living Room

21'4 x 15'7 (6.50m x 4.75m)

A spacious reception room having a feature fireplace with wood surround, marble inset and hearth, and an open grate.

French doors give access into a ...

Sun Room

18'9 x 12'8 (5.72m x 3.86m)

A good sized room fitted with vinyl flooring and having downlighting and a roof lantern.

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

Guest Bedroom

18'9 x 12'10 (5.72m x 3.91m)

A good sized double bedroom having three windows overlooking the rear garden and fitted with downlighting. A door gives access to an ...

En Suite Wet Room

Being fully tiled and having a shower area with mixer shower, semi pedestal wash hand basin and a low flush WC.

Skylight window.

Inner Hall

Accessed from the entrance and having a staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback and a low flush WC.

Dining Room

13'0 x 12'0 (3.96m x 3.66m)

A good sized front facing reception room having a feature brick fireplace with an inset coal effect gas fire, the fireplace extending to the side to provide TV/display standing.

Laminate flooring.

Kitchen

13'0 x 11'11 (3.96m x 3.63m)

A dual aspect room, fitted with a modern range of wall, drawer and base units with under unit lighting, complementary work surfaces and coloured glass upstands.

Inset 1½ bowl single drainer sink with mixer tap.

Included in the sale is the freestanding cooker with glass splashback and extractor canopy over.

Space and plumbing is provided for a dishwasher, and there is also space for an under counter fridge.

Vinyl flooring.

Utility Room

11'11 x 5'10 (3.63m x 1.78m)

Fitted with two single base units with complementary work surface over, having a tiled splashback and including an inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine.

A built-in cupboard houses the gas boiler.

Vinyl flooring.

A door gives access into a ...

Second Utility Room

7'5 x 5'10 (2.26m x 1.78m)

A dual aspect room fitted with vinyl flooring and having a fitted worktop.

On the First Floor

Large 'L' Shaped Landing

Bedroom One

15'10 x 12'10 (4.83m x 3.91m)

A spacious dual aspect double bedroom having downlighting.

Bedroom Two

13'9 x 13'1 (4.19m x 3.99m)

A spacious double bedroom having built-in storage and three windows overlooking the rear of the property.

Bedroom Three

12'0 x 9'8 (3.66m x 2.95m)

A good sized dual aspect double bedroom. An opening leads through to an ...

En Suite Shower Room

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

Bedroom Four

12'3 x 8'3 (3.73m x 2.51m)

A good sized single/small double bedroom with window overlooking the rear of the property.

Re-Fitted Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Built-in cupboard housing the hot water cylinder.

Heated towel rail.

Vinyl flooring.

Separate WC

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

Outside

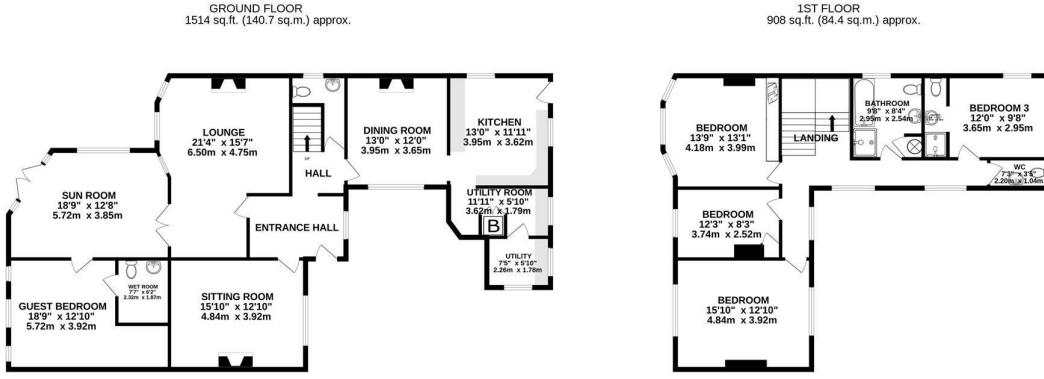
Double gates open onto a driveway which leads up to a turning area and provides parking for 3/4 vehicles. There is also a Double Garage which has light and power.

There is a large lawned front garden with mature trees and shrubs, as well as borders and beds of plants and shrubs.

To the rear of the property there is a substantial, enclosed south facing rear garden which comprises of a paved patio with a gate opening to the lawned garden, which again has beds and borders of mature plants, trees and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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



TOTAL FLOOR AREA : 2422 sq.ft. (225.0 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower units, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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