

MORTON HOUSE, BRASSINGTON LANE, OLD TUPTON, CHESTERFIELD, S42 6LB



WILKINS VARDY

A Stunning Property...

STUNNING NEW BUILD ON FANTASTIC 0.38 ACRE PLOT -
4 DOUBLE BEDS - 3 BATHROOMS - DOUBLE GARAGE

Nestled in the tranquil semi rural surroundings of Brassington Lane, Old Tupton, just opposite the Grade 2 listed Egstow Hall is this impressive executive detached house built by Arncliffe Homes, a highly regarded local developer with a history of building high quality homes in and around Chesterfield over the past 20 years. Spanning an impressive 2,723 square feet of space and an incredible 0.38 acre plot, this property provides a sense of status that is hard to find. The home boasts two spacious reception rooms, one with multi fuel stove and four generous bedrooms. The property also features three stylish bathrooms.

The high specification interior is a standout feature, showcasing a fully integrated kitchen and utility area adorned with elegant quartz worktops. Additionally, this unique new build comes with a 10-year warranty, offering peace of mind for prospective buyers. In summary, this exceptional property on Brassington Lane presents a rare opportunity to acquire a beautifully designed home in a sought-after location. With its spacious layout, high-quality finishes, and serene surroundings, it is sure to impress those seeking a luxurious lifestyle in Chesterfield.



General

Mains gas central heating

Vertical panel oak veneer internal doors

10 year structural guarantee

Security alarm system

uPVC double glazed windows

Gross internal floor area - 253.0 sq.m./2723 sq.ft. (including

Double Garage & Store Room)

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

Photographs

At the time of the photographs being taken on this listing, the plot had not yet been landscaped. Two of the photographs used within this listing have grass and gravel superimposed onto the actual image to give an impression of what the plot will look like when works are complete. This has been used for illustrative purposes only and actual landscaping may change during the course of construction.

On the Ground Floor

A composite front entrance door opens into a ...

Spacious Entrance Hall

Having downlighting and a built-in storage cupboard housing the hot water cylinder. A staircase rises to the First Floor accommodation.

Cloaks/WC

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

Dining Room

A good sized dual aspect reception room with box bay window overlooking the front of the property.

Living Room

A most generous triple aspect reception room having a feature fireplace with wood lintel and a multi-fuel stove sat on a stone hearth. uPVC double glazed French doors with matching side panels overlook and open onto the rear of the property.



Superb Breakfast Kitchen

Accessible from the entrance hall and the living room. This room is fitted with a range of two tone shaker style wall, drawer and base units with complementary granite work surfaces and upstands, including a centre island unit/breakfast bar. Inset sink with mixer tap. Integrated appliances to include an AEG dishwasher, AEG fridge/freezer, two Bosch ovens and a Bosch induction hob with extractor over. Downlighting.

Utility Room

Having a range of two tone wall and base units with complementary granite work surfaces and upstands. Inset single drainer stainless steel sink with mixer tap. Integrated Zanussi washing machine and tumble dryer. Downlighting. A door gives access to the Integral Double Garage, and a uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Spacious Landing

Master Bedroom

A good sized rear facing double bedroom having downlighting and pendant lighting. A door gives access to an ...

En Suite Bathroom

Being part tiled and fitted with a 4-piece white suite comprising of a panelled bath with centre mixer tap, separate shower enclosure with mixer shower, pedestal wash hand basin and a concealed cistern WC. Chrome heated towel rail. Tiled floor and downlighting.

Bedroom Two

A spacious dual aspect double bedroom having downlighting and pendant lighting. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, pedestal wash hand basin and a concealed cistern WC. Tiled floor and downlighting.



Bedroom Three

A front facing double bedroom having downlighting and pendant lighting.

Bedroom Four

A rear facing double bedroom having downlighting and pendant lighting.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with centre mixer tap, pedestal wash hand basin and a concealed cistern WC. Chrome heated towel rail. Tiled floor and downlighting.

Outside

The property sits on a substantial plot having a gravelled driveway providing off street parking and leading to the Integral Double Garage which houses the gas boiler. A door to the rear of the garage gives access to a Store Room.

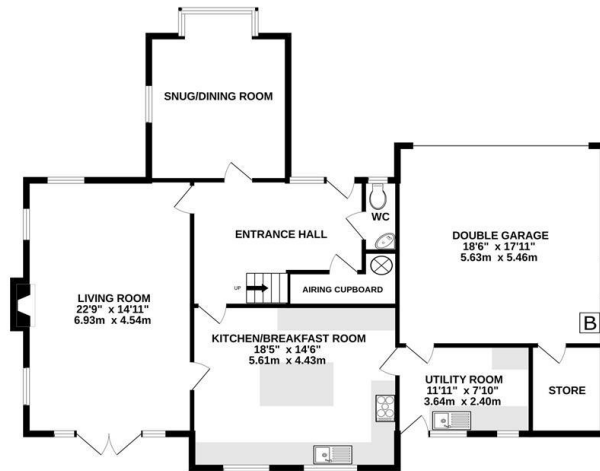
The property is surrounded by landscaped gardens.

Nearby Development

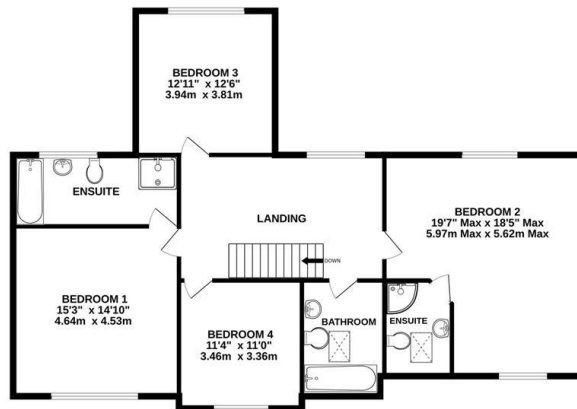
A planning application has been submitted to North East Derbyshire District Council for three executive detached houses to be built to the rear of Morton House. Reference 24/00788/RM is still awaiting a decision, but was approved at the outline stage. Copies of the plans can be provided upon request.



GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.

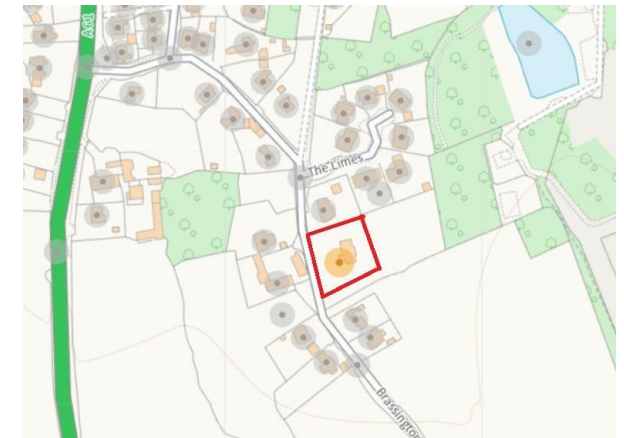


1ST FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA : 2723 sq.ft. (253.0 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.
Made with Metropix ©2024



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.

School Catchment Areas: Whilst the property is understood to be in the Tupton Hall 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	89
(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

WWW.EPC4U.COM