



17 Brocklehurst Piece,
Brampton, S40 2QY

OFFERS IN THE REGION OF

£175,000

W
WILKINS VARDY

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TWO BED SEMI IN CUL-DE-SAC POSITION - MODERN KITCHEN & BATHROOM - POPULAR LOCATION

Occupying a cul-de-sac position is this well presented semi detached house which offers 592 sq.ft. of stylish and manageable accommodation. Upon entering the property you are welcomed into a modern kitchen/diner fitted with hi-gloss units and integrated cooking appliances. The property also boasts a good sized living room, two bedrooms and a modern bathroom, together with gardens to the front and rear, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Situated in a popular neighbourhood, this home is just a short distance from local amenities, schools, parks and transport links into the Town Centre and towards the Peak District.

This semi detached house in Brocklehurst Piece is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to establish their home in Chesterfield.

- Attractive Semi Detached House in Cul-de-Sac Position
- Dual Aspect Kitchen/Diner with Modern Units & Integrated Cooking Appliances
- Good Sized Living Room
- Two Bedrooms
- Modern Bathroom
- Enclosed Gardens to the Front and Rear
- Brookfield School Catchment Area
- EPC Rating: D

General

Gas central heating (Imini Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 56.0 sq.m./592 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 ..

Kitchen/Diner

12'2 x 10'0 (3.71m x 3.05m)

A dual aspect room, being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary solid wood work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with glass splashback and extractor canopy over.

A door gives access to a built-in store cupboard which has space and plumbing for an automatic washing machine, and also houses the gas boiler.

Space is provided for a fridge/freezer

Downlighting and cushioned vinyl flooring.

An opening leads through into a ...

Centre Lobby

With staircase rising to the First Floor accommodation.

Living Room

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

A good sized reception room, fitted with laminate flooring and having a door which opens to a useful built-in under stair store.

A uPVC double glazed door gives access onto the rear garden.

On the First Floor

Landing

Bedroom One

12'1 x 12'0 (3.68m x 3.66m)

A good sized rear facing double bedroom.

Bedroom Two

10'2 x 5'6 (3.10m x 1.68m)

A front facing single bedroom having a built-in over stair store cupboard.

Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of an 'L' shaped panelled bath with glass shower screen and mixer shower

over, wash hand basin with storage below, and a low flush WC.

Flat panel heated towel rail.

Cushioned vinyl flooring.

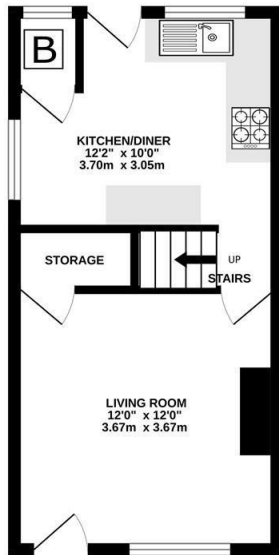
Outside

A path gives pedestrian access up to the front of the property, where there is an enclosed lawned garden and a path leading up to the front entrance door. Communal residents only parking is available.

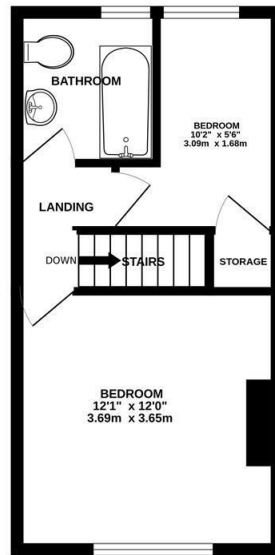
A shared path to the side of the property gives access to a gate which opens to the enclosed rear garden, which comprises of a lawn, paved patio and hardstanding area for a garden shed.



GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 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 misstatement. 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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RICS



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, 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.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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