



19 Brooklyn Drive,  
Brockwell, S40 4AZ

OFFERS IN THE REGION OF

£225,000

W  
WILKINS VARDY

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# £225,000

ATTRACTIVE BAY FRONTED SEMI - MODERN KITCHEN & BATHROOM - OFF STREET PARKING - GOOD SIZED REAR GARDEN

This delightful semi detached house on Brooklyn Drive offers a perfect blend of comfort and convenience. With two well proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property also features a spacious fitted kitchen with patio door opening onto the rear garden, and a modern bathroom.

The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it an excellent choice for those who value accessibility.

Do not miss the chance to make this charming residence your own.

- Attractive Bay Fronted Semi Detached House
- Good Sized Living Room
- Spacious Kitchen/Diner with a range of Integrated Appliances
- Two Double Bedrooms, one with Fitted Storage
- Modern Family Bathroom
- Car Standing Space
- Good Sized Enclosed Rear Garden
- EPC Rating: E

## General

Gas central heating (Ideal Classic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
New roof - October 2023  
Gross internal floor area - 68.7 sq.m./739 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

11'11 x 11'11 (3.63m x 3.63m)  
A good sized bay fronted reception room having a feature fireplace with marble inset and hearth, and an inset living flame coal effect gas fire.  
An opening leads through into the ...

## Kitchen/Diner

15'1 x 14'10 (4.60m x 4.52m)  
A spacious room, fitted with a range of light grey hi-gloss wall, drawer and base units with complementary work surfaces and tiled splashbacks.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a washing machine, microwave oven, electric oven and 4-ring induction hob with stainless steel splashback and angled extractor over.  
Space is provided for an American style fridge/freezer.  
Laminate flooring and downlighting.  
A door gives access to a useful built-in under stair store.  
A uPVC double glazed sliding patio door overlooks and opens onto the rear patio, and a uPVC double glazed stable door gives access onto the side of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

11'11 x 11'11 (3.63m x 3.63m)  
A good sized bay fronted double bedroom, having a range of built-in wardrobed with sliding mirror doors.  
A door gives access to a built-in over stair storage cupboard.

## Bedroom Two

10'8 x 8'4 (3.25m x 2.54m)  
A rear facing double bedroom.

## Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring.

## Outside

A concrete drive to the front of the property provides off street parking.

A path to the side of the property gives access to the enclosed rear garden which comprises of a paved patio with steps up to a lawn with garden pond. Beyond here, further steps lead up to a concrete hardstanding area with a garden shed.

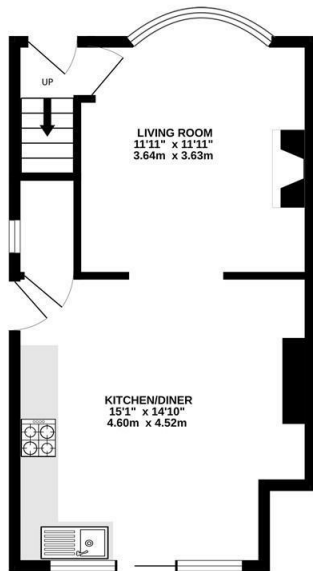
An external power point and outside water tap are provided.



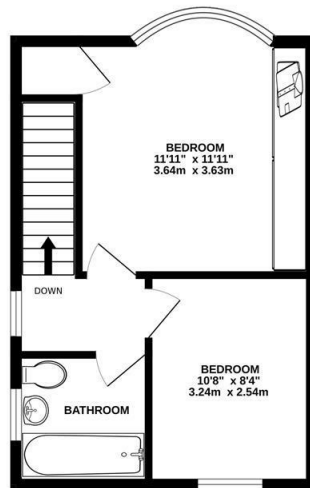




GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



FIRST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 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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## 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, gas fire, 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 Outwood Academy Newbold 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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