



8 Chesterfield Road,
Brimington, S43 1AD

OFFERS AROUND

£365,000

W
WILKINS VARDY

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£365,000

WELL APPOINTED DETACHED FAMILY HOME - 0.24 ACRE PLOT - THREE BEDS - TWO BATHROOMS - NO UPWARD CHAIN

Offered for sale with no upward chain is this well appointed bay fronted detached family home sat on a generous plot of 0.24 acres. Spanning just over a 1000 sq.ft. of neutrally presented accommodation, the property comprises of an open plan living/dining room, modern fitted kitchen with integrated appliances and a ground floor shower room. With three well proportioned bedrooms, and a family bathroom this property is ideal for those seeking extra space. The property also benefits from ample car/caravan standing space, a detached single garage and generous low maintenance rear garden.

Brimington is known for its friendly community and convenient access to local amenities, including transport links towards Chesterfield, Dronfield and Sheffield, making it a desirable location for those looking to settle in an accessible area.

Do not miss the chance to view this lovely detached house, where comfort and convenience await.

- Well Appointed Detached Family Home sat on a Superb Quarter Acre Plot
- Open Plan Living/Dining Room
- Modern Fitted Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Ample Car/Caravan Standing Space
- Generous Low Maintenance Rear Garden
- Possible Development Potential To The Plot (See comments)
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Ideal Vogue Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 95.3 sq.m./1026 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

Previous Planning Permission & Overage

The property previously enjoyed planning permission from Chesterfield Borough Council for the construction of a 2/3 bedroomed detached single storey dwelling with associated parking dated 8th April 2015 Ref CHE/14/00814/OUT on land at the bottom of the garden. It is understood that construction failed because of access issues off Bradley Way. Copies of the approved drawings and decision notice are available upon request. It is the sellers intention that this property will be sold with an overage provision stating that the current owner will benefit from a 20% share of any uplift in value to the land if planning for an additional dwelling is obtained again within the next 20 years.

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

'L' Shaped Entrance Hall

Having a built-in double cupboard. A staircase rises to the First Floor accommodation.

Open Plan Living/Dining Room

Living Room

13'6 x 12'5 (4.11m x 3.78m)
A good sized dual aspect reception room having a uPVC double glazed sliding patio door which overlooks and opens onto the rear of the property. An open archway leads through into the ...

Dining Room

12'5 x 11'2 (3.78m x 3.40m)
A good sized bay fronted reception room.

Kitchen

10'6 x 9'6 (3.20m x 2.90m)
Being part tiled and fitted with a range of modern white hi-gloss wall, drawer and base units with complementary work surfaces over. Inset single drainer stainless steel sink with mixer tap. Integrated appliances to include a fridge/freezer, washing machine, microwave oven, electric double oven and a 4-ring hob with extractor over. Tiled floor and downlighting.
A uPVC double glazed door gives access onto the side of the property. A further door opens to a ...

Shower Room

Fitted with a modern white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC. Chrome heated towel rail. Vinyl flooring.

On the First Floor

Landing

Bedroom One

13'5 x 12'5 (4.09m x 3.78m)
A good sized front facing double bedroom, having a range of built-in wardrobes with sliding doors along one wall.

Bedroom Two

12'5 x 10'1 (3.78m x 3.07m)
A good sized rear facing double bedroom, having a range of built-in wardrobes along one wall.

Bedroom Three

9'11 x 9'6 (3.02m x 2.90m)
A good sized front facing single/small double bedroom, having a built-in wardrobe.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, wash hand basin with storage below, and a low flush WC. Built-in airing cupboard housing the gas boiler. Vinyl flooring.

Outside

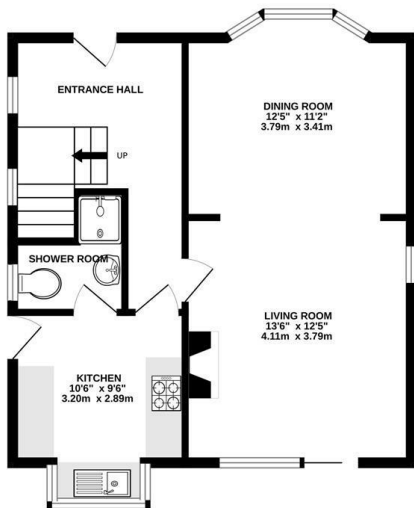
There is a walled block paved frontage with mature planted border, providing ample off street parking/caravan standing

A gate opens to give access down the side of the property (some restricted vehicular access) to a Detached Brick Built Garage having light and power.

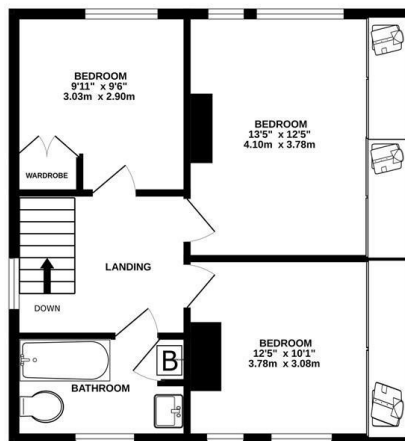
To the rear of the property there is a generous low maintenance rear garden which comprises of a large paved patio with a couple of steps down to a decorative pebbled garden interspersed with plants and shrubs. Beyond here there is a greenhouse, garden shed and raised vegetable beds.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
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

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RICS

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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.

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, 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.

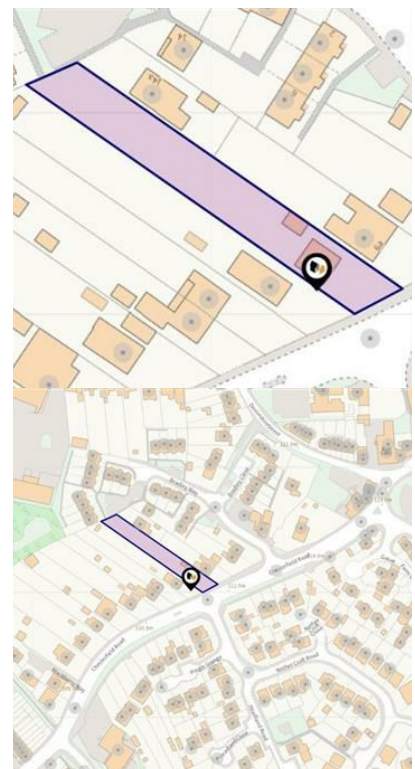
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Springwell Community College 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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