



334 Brimington Road,
Tapton, S41 0TF

£499,950

W
WILKINS VARDY

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EXTENDED DETACHED FAMILY HOME - 0.2 ACRE PLOT - SUPERB 450 SQ. FT. DOUBLE GARAGE
CAPABLE OF STORING CARAVAN/MOTORHOME

Sat back from the road is this splendid detached family home which has been extended to the rear and sits on a superb 0.2 acre plot. The open plan layout to the ground floor sees an 'L' shaped dual aspect kitchen/diner with a good range of units and integrated cooking appliances, a good sized living room and French doors opening to a conservatory. The property also benefits from three bedrooms, one of which has a versatile dressing room off (which has the potential to become a fourth bedroom) and two modern bathrooms. A generous driveway with turning areas provides car/caravan standing for several vehicles and there is a large Detached Double Garage with Rear Store.

Situated in a popular location and within easy reach of local amenities, schools, and parks, this property is perfectly positioned for both convenience and leisure. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a spacious home with room to grow, this detached house on Brimington Road is an opportunity not to be missed.

- Superb Extended Detached Family Home on 0.2 Acre Plot
- 'L' Shaped Dual Aspect Open Plan Kitchen/Diner
- 3 Piece Family Bathroom
- Detached 6.8m x 6.1m Double Garage & Extensive Car/Caravan Standing
- Popular & Convenient Location
- Three Bedrooms plus versatile Dressing Room (Potential 4th Bed)
- uPVC Double Glazed Conservatory
- Luxurious En Suite Shower Room & Family Bathroom
- Rear Garden with Lawn, Decking & Summerhouse
- EPC Rating: C

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 188.0 sq.m./2024 sq.ft. (including Double Garage & Store)
Council Tax Band C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

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

Entrance Hall

Fitted with LVT flooring. A staircase rises to the First Floor accommodation.
Doors from here give access into the Living Room and the Kitchen/Diner.

Living Room

16'11 x 11'5 (5.16m x 3.48m)
A good sized dual aspect reception room. An opening leads through into the ...

Open Plan Kitchen/Diner

27'7 x 21'11 (8.41m x 6.68m)
A spacious 'L' shaped dual aspect room, being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary solid wood work surfaces over, and incorporating a single drainer sink with mixer tap. Island unit/breakfast bar with inset 1½ bowl single drainer sink and mixer tap. Integrated appliances to include a dishwasher, electric double oven and induction hob with extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer, an American style fridge/freezer and one other appliance.
A door gives access to a built-in storage cupboard.
LVT flooring, downlighting and pendant lighting.
A uPVC double glazed door gives access out onto the side of the property, where there also is a door to a built-in store.
uPVC double glazed French doors give access into the ...

Brick/uPVC Double Glazed Conservatory

11'11 x 7'9 (3.63m x 2.36m)
Having sliding patio doors which overlook and open onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Master Bedroom

24'9 x 11'5 (7.54m x 3.48m)
A spacious rear facing double bedroom having a range of fitted wardrobes. A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in

shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Tiled floor and downlighting.

Bedroom Two

10'3 x 10'0 (3.12m x 3.05m)
A double bedroom with side facing window and downlighting. A door gives access into a dressing room.
(There is potential to create a passageway from this room into the dressing room to create a fourth bedroom)

Dressing Room

14'7 x 10'2 (4.45m x 3.10m)
A good sized versatile room, used as a gaming room at present but could be converted into a 4th bedroom with the usual planning consents.

Bedroom Three

8'7 x 7'2 (2.62m x 2.18m)
A front facing single bedroom, currently used as a study.

Family Bathroom

A dual aspect room, being fully tiled and fitted with a white 3-piece suite comprising of a tiled in jacuzzi bath, wash hand basin and a shower cubicle with mixer shower. Chrome heated towel rail.
Vinyl flooring and downlighting.

Separate WC

Fitted with a low flush WC.

Outside

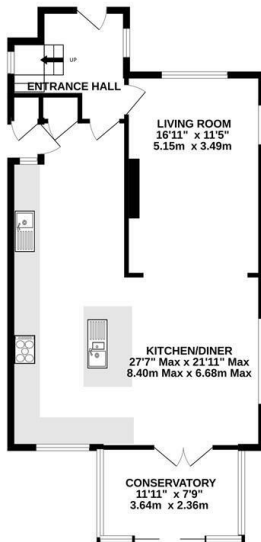
To the front of the property there is a tarmac driveway providing off street parking, together with lawned garden with mature shrubs and conifers.

Double gates to the side of the property open to give access to the rear of the property where there is a substantial driveway/turning area providing parking for several vehicles or caravan standing. There is also a large Detached Double Garage/Workshop (22'6 x 20'0) having two electric roller doors at a height of 2.96m allowing entry for caravan/camper van. Light and power is also provided and there is a side personnel door and a door giving access into a rear store. There is also an additional gravelled car standing space.

There is a deck seating area surrounded by a lawned garden, a further raised deck seating area with pagoda and a summerhouse with light and power.



GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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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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		
England & Wales	70	80
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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



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 units, 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 Whittington Green 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.



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