



23 Grove Gardens,
Brimington, S43 1QS

OFFERS IN THE REGION OF

£365,000

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WILKINS VARDY

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DETACHED FAMILY HOME - FOUR DOUBLE BEDS - TWO BATHROOMS - CUL-DE-SAC POSITION - REAR VIEWS ACROSS OPEN COUNTRYSIDE

Sit towards the head of a cul-de-sac is this delightful bay fronted detached family home which offers 1477 sq.ft. of well appointed accommodation. The two good sized reception rooms and conservatory provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family. The property also features a good sized breakfast kitchen, four double bedrooms, the master bedroom having en suite facilities, and a family bathroom. Outside, there is an integral garage and driveway parking, together with an enclosed low maintenance rear garden which has views across open countryside.

Situated in a peaceful neighbourhood, this property benefits from a friendly community while still being close to local amenities. Residents can enjoy nearby parks, schools, and shops, making it an excellent choice for families and professionals alike.

Do not miss the chance to make this lovely house your new home.

- Detached Family Home in Cul-de-Sac Position
- Two Good Sized Reception Rooms
- Breakfast Kitchen with Integrated Cooking Appliances
- Ground Floor Cloaks/WC, En Suite Shower Room & Family Bathroom
- Attractive Gardens to Front and Rear
- Superb Rear Views across Open Countryside
- uPVC Double Glazed Conservatory
- Four Double Bedrooms
- Integral Garage & Driveway Parking
- EPC Rating: TBC

General

Gas central heating (Worcester Greenstar Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 137.2 sq.m./1477 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor
A uPVC double glazed front entrance door opens into a ...

Large Entrance Hall
With staircase rising to the First Floor accommodation. A door from here gives access into the Garage.

Living Room
18'3 x 11'8 (5.56m x 3.56m)
A spacious living room with bay window overlooking the front garden. This room has a feature fireplace with ornate surround, marble inset and hearth, and an inset electric fire.
Two feature built-in arches with fitted shelving.

Dining Room
11'10 x 8'3 (3.61m x 2.51m)
A good sized dining room, being rear facing and having sliding patio doors which open into the conservatory.

uPVC Double Glazed Conservatory
9'4 x 7'10 (2.84m x 2.39m)
A lovely conservatory overlooking the rear garden and having a tiled floor.

Breakfast Kitchen
15'5 x 7'5 (4.70m x 2.26m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.
Additional work surface with space and plumbing below for a washing machine, and space for a fridge.
Vinyl flooring.
A uPVC double glazed door gives access to a rear porch.

Rear Porch
Fitted with vinyl flooring and having a uPVC double glazed door opening to the rear garden.

Cloaks/WC
Being part tiled and fitted with a 2-piece white suite comprising of a pedestal wash hand basin and a low flush WC.
Vinyl flooring.

On the First Floor

Landing
Having two built-in cupboards, one of which houses the water cylinder.
Loft access hatch with pull down ladder to fully boarded roof space - (Note: There is a model railway set up in the loft space and this can be made available to purchase, subject to separate negotiation).

Master Bedroom
14'6 x 12'1 (4.42m x 3.68m)
A good sized bay fronted double bedroom. A door gives access into the ...

En Suite Shower Room
Being part tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with electric shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Bedroom Two
11'10 x 9'4 (3.61m x 2.84m)
A good sized rear facing double bedroom having a large built-in cupboard, and views across open fields.

Bedroom Three
9'10 x 9'1 (3.00m x 2.77m)
A front facing double bedroom.

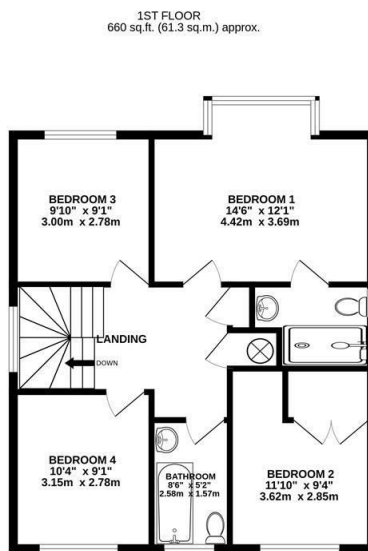
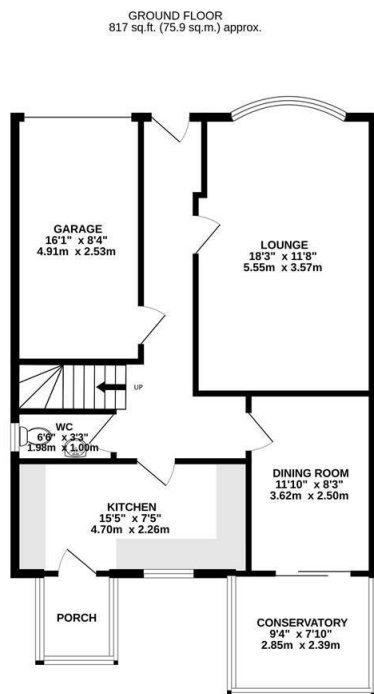
Bedroom Four
10'4 x 9'1 (3.15m x 2.77m)
A rear facing double bedroom having views over open fields.

Bathroom
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Outside
To the front of the property there is lawned garden with some mature shrubs, and a printed concrete driveway providing off street parking which leads to the Integral Garage having an electric roller door, light and power and also fitted with laminate flooring and housing the gas boiler.

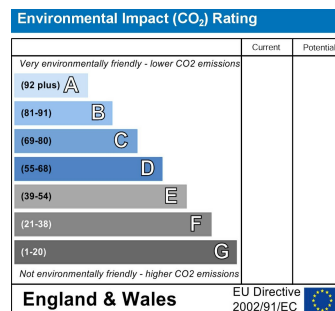
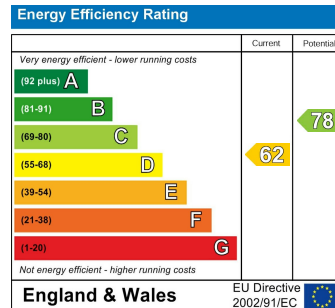
A path with pebbled border leads down the side of the house to a gate which opens to the enclosed west facing rear garden which comprises of a paved patio with steps down to a decorative gravelled garden providing an additional seating area and being surrounded by mature plants and shrubs including a Red Acer and a Sambuca tree, and having views across open fields. There are also two garden sheds.





TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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, electric fire, 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 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 Consultants.



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