



35 Brearley Street,
Old Whittington, S41 9LN

OFFERS IN THE REGION OF

£299,950

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WILKINS VARDY

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EXTENDED FAMILY HOME - GENEROUS PLOT - RE-FITTED DINING KITCHEN & BATHROOM - FANTASTIC GARDEN ROOM

This delightful semi detached house has been extended to the rear and provides an impressive 1154 sq.ft. of well appointed accommodation which offers a perfect blend of comfort and convenience. The property boasts two good sized reception rooms, together with a re-fitted dining kitchen having a wood burning stove, and a separate utility room off. The home also features three well proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. and two modern bathrooms. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, as well as the substantial south west facing rear garden with fantastic garden room and large timber framed workshop.

With views to the front across Brearley Park, the property is situated in a popular residential area, close to a range of amenities in Old Whittington and ideally positioned for commuter links into Chesterfield, Dronfield and Sheffield, making it an ideal location for families and professionals alike.

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

- Superb Extended Semi Detached House
- Two Good Sized Reception Rooms
- Re-Fitted Dining Kitchen with Wood Burning Stove
- En Suite Shower Room & Re-Fitted Family Bathroom
- Cloaks/WC & Separate Utility Room
- Three Good Sized Double Bedrooms
- Ample Off Street Parking for Three/Four Vehicles
- Substantial Rear Garden with Fantastic Garden Room & Large Timber Workshop
- Open Views to the front over Brearley Park
- EPC Rating: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Oak internal doors throughout
Roof replaced in 2024 - 10 Year Warranty
Gross internal floor area - 107.2 sq.mk./1154 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a low flush WC and wash hand basin.
Tiled floor with electric under floor heating.

Family Room

11'10 x 9'11 (3.61m x 3.02m)
A good sized front facing reception room, fitted with engineered oak flooring.

Lounge

14'5 x 11'10 (4.39m x 3.61m)
A good sized reception room having a uPVC double glazed sliding patio door which overlooks and opens onto the rear of the property.
This room has a feature fireplace with oak surround, marble inset and hearth, and an inset living flame coal effect gas fire.
Built-in base unit and fitted shelving to the alcove.

Re-Fitted Dining Kitchen

24'1 x 8'11 (7.34m x 2.72m)
Fitted with a range of white hi-gloss wall, drawer and base units with LED plinth lighting and complementary granite work surfaces and upstands, including a breakfast bar.
Inset sink with mixer tap.
Integrated appliances to include a slimline dishwasher, and Bosch electric double oven and hob with glass splashback and stainless steel extractor hood over.
Included in the sale is the Bosch American fridge/freezer.
Karndean flooring with under floor heating and downlighting.
Multi-fuel stove.
A door from here gives access into a ...

Utility Room

7'2 x 3'1 (2.18m x 0.94m)
Fitted with floor carpet tiles and having plumbing for a washing machine.

On the First Floor

Landing

Master Bedroom

18'4 x 8'11 (5.59m x 2.72m)
A good sized double bedroom having downlighting. A door gives access to an ...

En Suite Shower Room

Being fully tiled and fitted with a shower cubicle with mixer shower and a semi recessed wash hand basin with storage below.

Bedroom Two

14'5 x 11'10 (4.39m x 3.61m)
A good sized rear facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage and drawer units.

Bedroom Three

11'10 x 9'11 (3.61m x 3.02m)
A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, storage units and drawer units.
Downlighting.

Re-Fitted Family Bathroom

Being fully tiled and fitted with a white 2-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, and a pedestal wash hand basin.
Chrome heated towel rail.
Built-in white hi-gloss storage cupboards, which also house the gas boiler.
Karndean flooring and downlighting.

Separate WC

Fitted with Karndean flooring and having a concealed cistern WC.

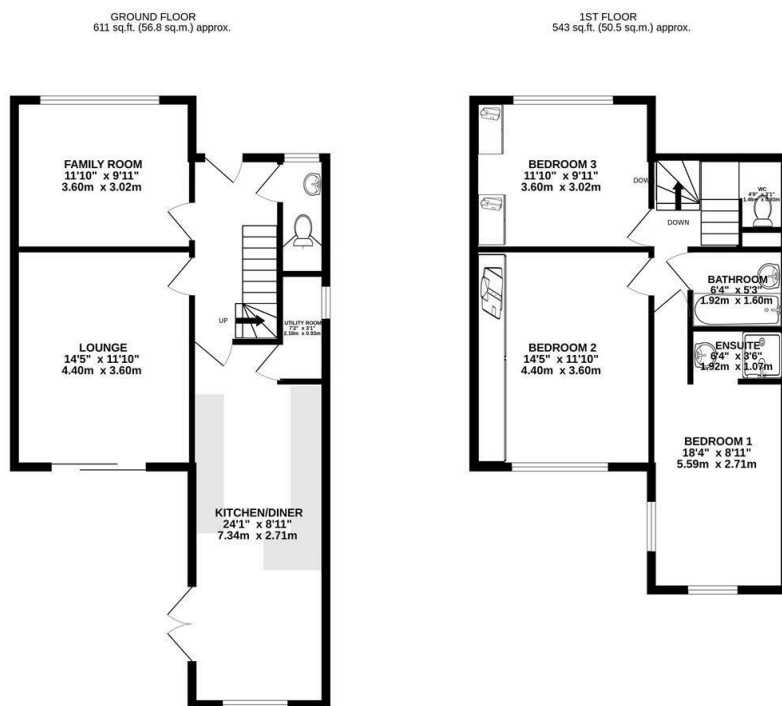
Outside

There is a block paved frontage providing off street parking for three/four cars, together with a walkway/ramp leading up to the front entrance door.

A gate gives access down the side of the property to the enclosed south west facing rear garden which comprises of a paved patio and a substantial lawn.

Located in the garden is a Brick Built Garden Room, being triple aspect and having a uPVC double glazed door and uPVC double glazed French doors. The garden room is fitted with vinyl flooring and has downlighting, and there is also a multi-fuel stove. Behind the garden room there is a large timber framed workshop.





TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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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		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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, wood burning stoves, 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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