



21 New Hall Road,  
Brampton, S40 1HE

£127,000

W  
WILKINS VARDY

# £127,000

EXTENDED VICTORIAN TERRACE - TWO BEDS - USEFUL ATTIC ROOM - BROOKFIELD CATCHMENT

This charming extended Victorian terraced house, offers a delightful blend of period features and modern living. Spanning an impressive 807 square feet, the property boasts two spacious bedrooms, making it an ideal home for couples or small families.

The property boasts two generous reception rooms that provide ample space for relaxation and entertaining. The large open-plan kitchen is also a standout feature. In addition to the main living areas, the property includes a useful attic room, which offers excellent storage solutions or the potential for further extension (subject to consents), should you wish to expand your living space.

The location is particularly appealing, situated in a popular area that combines the charm of a historic neighbourhood with the convenience of local amenities. Residents can enjoy easy access to shops, parks, and schools, making it a perfect choice for those seeking a vibrant community.

- EXTENDED VICTORIAN TERRACED HOUSE
- POPULAR LOCATION IN THE HEART OF BRAMPTON
- TWO GOOD SIZED BEDROOMS
- OPEN PLAN KITCHEN
- USEFUL ATTIC ROOM WITH SCOPE FOR FURTHER DEVELOPMENT (subject to consents)
- LIVING ROOM AND EXTENDED DINING ROOM / GARDEN ROOM
- LOW MAINTENANCE GARDEN
- NO CHAIN
- EPC RATING: D

## General

Gas central heating (Ariston combi boiler)  
UPVC double glazed sealed units throughout  
Gross internal floor area - 81.9 sq.m/882 sq.ft  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## Living Room

12'3" x 11'2" (3.73m x 3.40m)  
There is laminate flooring and a wall mounted electric fire

## Kitchen

12'3" x 12'2" (3.73m x 3.71m)  
Having a fitted range of wall and base units with complementary work surfaces, a 1 1/2 bowl sink with mixer tap, integrated double oven and a four ring hob  
There is also space and plumbing for an automatic washing machine  
Vinyl flooring  
Under stair storage area

## Dining Room

13'1" x 8'10" (3.99m x 2.69m)  
Space for a fridge/freezer and a door giving access to the garden

## Bedroom One

11'10" x 11'2" (3.61m x 3.40m)  
A good sized front facing double bedroom

## Bedroom Two

12'2" x 6'4" (3.71m x 1.93m)  
A rear facing single bedroom with built in wardrobes  
A door leads through to a set of stairs giving access to the attic room

## Bathroom

Comprising a panelled bath with mixer tap and mixer shower over with folding glass shower screen. Also a low flush WC and built in wash hand basin with storage beneath.  
Laminate flooring and fully tiled walls.  
Two chrome vertical towel radiators.

## Attic Room

159" (48.46m)  
A useful storage space housing the Ariston combi boiler.  
It is felt this room could offer some scope for further conversion, subject to obtaining all necessary consents and approvals.

## Outside

To the front there is on street parking.

To the rear there is a low maintenance garden with a paved area and decorative gravel. A large garden shed is included in the sale.



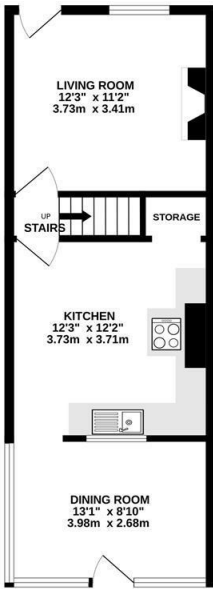


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

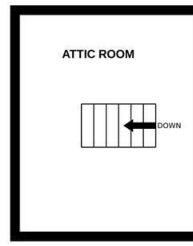
GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR  
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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.  
Made with Metropia i2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC



### 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 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.

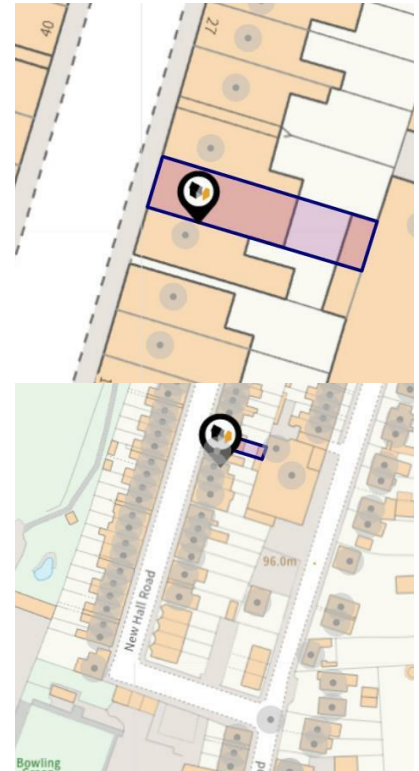
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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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