



36 Malvern Road,
Brockwell, S40 4DY

£385,000

W
WILKINS VARDY

£385,000

IMMACULATE EXTENDED SEMI DETACHED HOUSE - 'READY TO MOVE INTO' - RE-FITTED KITCHEN

Located on the outskirts of the Town Centre is this stylish extended semi detached house which provides 1217 sq.ft. of accommodation presenting an excellent opportunity for families and professionals alike. With three spacious reception rooms, this property offers ample space for both relaxation and entertaining. The well-proportioned living areas are perfect for creating a warm and inviting atmosphere, making it easy to host gatherings or enjoy quiet evenings at home. The residence also boasts a re-fitted kitchen with a range of integrated appliances, as well as three comfortable bedrooms, providing plenty of room for family members or guests. and a contemporary 4-piece family bathroom. Outside, there is a detached garage and driveway parking, together with gardens to the front and rear.

Overall, this semi detached house on Malvern Road is a delightful blend of space, comfort, and practicality. Its prime location in Brockwell, combined with its well thought-out layout, makes it an ideal choice for anyone looking to settle in Chesterfield. Whether you are a first-time buyer or seeking a family home, this property is certainly worth considering.

- SUPERB BAY FRONTED SEMI DETACHED HOUSE
- THREE GOOD SIZED RECEPTION ROOMS
- THREE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- EPC RATING: TBC
- STYLISH & WELL APPOINTED ACCOMMODATION
- RE-FITTED KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- CONTEMPORARY 4-PIECE FAMILY BATHROOM
- GARDENS TO FRONT & REAR

General

Gas central heating (Baxi Solo 18 HEA Boiler)
uPVC sealed unit double glazed windows and doors
Shutters to all front facing windows
Gross internal floor area - 113.0 sq.m./1217 sq./ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

Entrance Hall

A good sized entrance hall having Karndean flooring and a staircase rising to the First Floor accommodation.
Built-in floor to ceiling storage cupboard.

Cloaks/WC

Having a tiled floor and fitted with a 2-piece white suite comprising of a wash hand basin with tiled splashback and a low flush WC.

Re-Fitted Kitchen

17'6 x 9'3 (5.33m x 2.82m)
Being part tiled and fitted with a contemporary range of wall, drawer and base units with complementary work surfaces over.
Inset sink with Qettle instant hot water and filtered cold water tap.
Integrated appliances to include 50/50 fridge/freezer, washing machine, tumble dryer, dishwasher, microwave/combi oven, electric oven and vented 4-ring Neff hob.
Herringbone flooring.
A uPVC double glazed door gives access onto the rear garden.

Dining Room

12'11 x 12'2 (3.94m x 3.71m)
A spacious reception room fitted with herringbone flooring and having French doors opening into the garden room.
An opening leads through into the ...

Living Room

13'9 x 11'0 (4.19m x 3.35m)
A good sized bay fronted reception room having a feature fireplace with log burning stove sat on a marble hearth.

Garden Room

14'3 x 10'2 (4.34m x 3.10m)
A spacious dual aspect room with warm roof, fitted with herringbone flooring and having downlighting.
Fitted shelving.
uPVC double glazed French doors overlook and open onto the rear garden.

On the First Floor

Landing

Having a built-in storage cupboard housing the hot water cylinder.
Large loft access hatch with ladder to boarded roof space.

Bedroom One

12'11 x 12'2 (3.94m x 3.71m)
A good sized rear facing double bedroom.

Bedroom Two

12'2 x 11'0 (3.71m x 3.35m)
A good sized bay fronted double bedroom.

Bedroom Three

8'6 x 7'10 (2.59m x 2.39m)
A good sized front facing single bedroom.

Family Bathroom

8'6 x 7'3 (2.59m x 2.21m)
Being fully tiled with illuminated display niches, and fitted with a contemporary white 4-piece suite comprising of a freestanding double ended bath, walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Chrome heated towel rail.
Fitted storage/vanity unit.
Tiled floor with under floor heating, and sensor lighting.

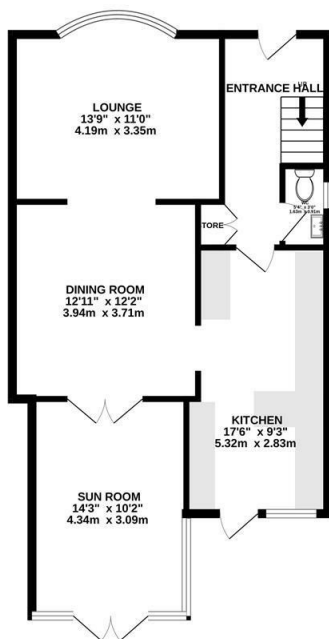
Outside

To the front of the property there is a decorative plum slate garden with shrubs and trees. Adjacent, is a block paved driveway providing ample off street parking and leading to a Single Brick Built Garage.

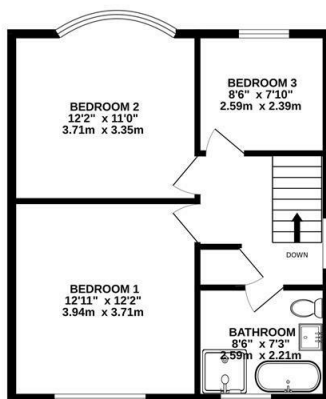
To the rear of the property there is an enclosed garden which comprises of a large paved patio with corner brick built barbecue. Steps from the patio lead up to a deck seating area, lawn and a paved seating area with pergola, all of which are surrounded by mature shrubs. A paved path from the decking area leads to steps which rise up to an additional seating area with pergola.



GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 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	69	75
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, wood burning stove, 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 Outwood Academy Newbold 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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wilkins-varidy.co.uk