



2 Old Pheasant Court,
Brookside, S40 3GY

OFFERS INVITED

£525,000

W
WILKINS VARDY

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STUNNING DETACHED FAMILY HOME WITH DOUBLE GARAGE IN SOUGHT AFTER LOCATION- VIEWINGS RECOMMENDED

This contemporary styled five double bed roomed, three 'bathroomed' detached family home offers an impressive 1605 sq.ft. of accommodation over three storeys. Having been recently decorated and improved by the current owners, the property includes a generous 23 Ft. dual aspect living room, a large open plan dining kitchen, five good sized double bedrooms (three of which have fitted wardrobes) and three modern bathrooms. The property also boasts a private enclosed rear garden and a detached brick built double garage with a generous driveway providing off street parking for at least four vehicles.

Old Pheasant Court is a highly desirable location, just a stones throw from Brookfield School and Somersall Park, and ideally positioned for transport links into the Town Centre.

- Stunning Detached Family Home in Popular Cul-de-Sac Position
- Superb Dual Aspect Dining Kitchen
- Five Good Sized Double Bedrooms
- Semi Detached Double Garage & Off Street Parking
- Brookfield School Catchment
- Generous Dual Aspect Living Room
- Cloaks/WC & Utility Room
- Three Modern Bathrooms
- Enclosed West Facing Rear Garden
- EPC Rating: C

General

Gas central heating (Boilermate Boiler)
uPVC double glazed windows and doors
Ground floor accommodation fitted with hardwearing vinyl flooring
Gross internal floor area - 148.9 sq.m./1603 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation and recently fitted bespoke, touch sensitive shoe racks and tall boy cupboard built into the under stairs cavity with ample coat hooks and rail fitted within for increased storage.

Cloaks/WC

Fitted with a white 2-piece suite comprising a wash hand basin with tiled splashback and a low flush WC.

Living Room

23'2 x 10'6 (7.06m x 3.20m)
A most generous dual aspect reception room, spanning the full depth of the property and having a bay window to the front and uPVC double glazed French doors overlooking and opening onto the rear patio.

Superb Dining Kitchen

23'2 x 10'0 (7.06m x 3.05m)
A dual aspect room with a bay window to the front elevation, this room spanning the full depth of the property and fitted with a range of two tone wall, drawer and base units with under unit lighting and complementary granite work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated Neff appliances to include a fridge, freezer, dishwasher, wine chiller, combi microwave/oven, electric fan oven and hob with granite splashback and extractor over.
Downlighting.

Utility Room

Fitted with a range of light grey wall and base units with granite work surface and upstands and tiled splashback, and incorporating an inset stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine.
Built-in cupboard.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in airing cupboard housing the gas boiler.
A staircase rises to the Second Floor accommodation.

Master Bedroom

15'10 x 10'8 (4.83m x 3.25m)
A generous front facing double bedroom having a corner wardrobe fitment with sliding doors. A door gives access into the ...

En Suite Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Tiled floor and downlighting.

Bedroom Two

11'1 x 10'4 (3.38m x 3.15m)
A good sized rear facing double bedroom having a range of fitted white hi-gloss wardrobes along one wall.

Bedroom Three

10'7 x 10'4 (3.23m x 3.15m)
A good sized front facing double bedroom having a fitted range of white wardrobes.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Tiled floor and downlighting.

On the Second Floor

Landing

Bedroom Four

17'7 x 10'9 (5.36m x 3.28m)
A generous front facing double bedroom

Bedroom Five

17'7 x 10'8 (5.36m x 3.25m)
A generous front facing double bedroom.

Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Tiled floor and wooden framed Velux window.

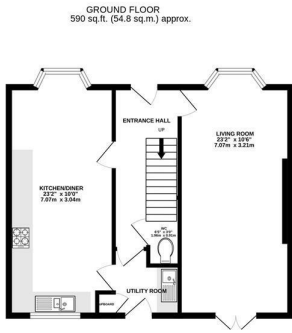
Outside

To the front of the property there is a lawned garden with decorative chipped bark border interspersed with plants, together with a paved path leading up to the front entrance door.

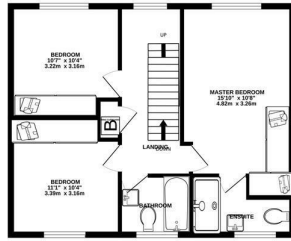
A tarmac driveway to the side of the property provides off street parking and leads to a semi detached double garage which has light, power and a uPVC double glazed rear personnel door. There is also an Ohme Home Pro EV charging point.

The enclosed west facing rear garden comprises of a lawn and a decked seating area.

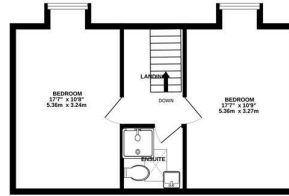




GROUND FLOOR
590 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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		85
(81-91) B	77	
(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



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.

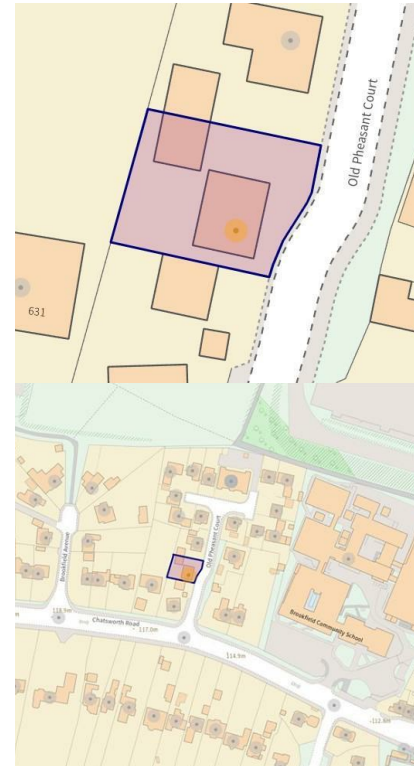
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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 Consultant.



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