



261 Manor Road, Brimington, Chesterfield, S43 1NS  
£450,000

Situated on Manor Road in the charming area of Brimington, Chesterfield, this impressive semi-detached house offers a perfect blend of modern living and spacious comfort. Boasting four generously sized bedrooms and three well-appointed bathrooms, this property is ideal for families seeking both space and convenience.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The contemporary design throughout the property creates a welcoming atmosphere, making it a delightful place to call home.

One of the standout features of this property is the expansive plot it occupies, which includes a rear garden complete with an annex and a games room. This additional space is perfect for leisure activities or could be transformed into a home office or guest accommodation, catering to a variety of needs.

For those with vehicles, the property offers a gated driveway, ensuring secure parking, along with plenty of street parking available for visitors. The location is excellent, providing easy access to local amenities and transport links, making it a convenient choice for daily commuting.

In summary, this substantial four-bedroom semi-detached house on Manor Road is a rare find, combining modern aesthetics with practical living spaces. It is an ideal opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Living Room/Dining Room

27'6" x 12'9" (8.4 x 3.9)

The Living/Dining Room is extremely spacious. It has exposed wood flooring, a double glazed window to the front of the property and double glazed French Doors to the rear. There is a radiator positioned below the double glazed window and a large log burner in the centre of the room.

### Kitchen

14'1" x 11'9" (4.3 x 3.6)

The Kitchen is located to the rear of the property, it has tiled flooring, double glazed French doors leading to the rear garden and it provides access to the Utility Room and Dining Room. There are ample wall and base units which incorporate a kickboard heater, sink and drainer with mixer tap over, dishwasher and space for a large cooker.

### Dining Room

11'9" x 10'9" (3.6 x 3.3)

The separate Dining Room is located to the front of the property. It has wood flooring and a large double glazed window with radiator below.

### Utility Room

11'1" x 7'6" (3.4 x 2.3)

The Utility is located to the rear and has space for a washing machine and also boasts a WC.

### WC

Complete with low flush WC and window with obscured glass.

## FIRST FLOOR

### Landing

This is carpeted and provides access to all four bedrooms and bathroom.

### Bedroom One

15'8" x 12'9" (4.8 x 3.9)

A spacious double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below. It also boasts integrated wardrobes.

### En-Suite

8'10" x 7'6" (2.7 x 2.3)

The En-Suite has tiled flooring and a double glazed window with obscured glass with a radiator below. There is a bath tub, Shower cubicle, low flush WC and wash basin.

### Bedroom Two

12'9" x 11'5" (3.9 x 3.5)

Bedroom Two is also a spacious double located to the front of the property. It has carpeted flooring, double glazed window and radiator below.

### Bathroom

7'6" x 5'10" (2.3 x 1.8)

The Bathroom is located to the rear of the property. It has tiled flooring and part tiled walls, double glazed window with obscured glass and a three piece bathroom suite in white which includes a bath tub, low flush WC and a wash basin with storage cupboards below.

### Bedroom Three

14'1" x 8'6" (4.3 x 2.6)

A good sized double bedroom to the front of the property. It has carpeted flooring and a large double glazed window and radiator.

## SECOND FLOOR

### Bedroom Four

27'2" x 14'1" (8.3 x 4.3)

An extremely spacious double bedroom on the second floor. It has carpeted flooring and multiple storage cupboards including a large double glazed window and three Velux Windows.

### En-Suite

The En-Suite is behind a large cupboard door. It has tiled flooring and walls and boasts a Velux window, shower cubicle, low flush WC, pedestal wash basin and radiator.

## EXTERNAL

### Front

The front of the property is stylish and has a wooden clad porch providing access into the property. There is also a block paved driveway which leads through electric gates to the rear of the property and off street parking for multiple vehicles.

### Rear

The property sits on an extremely large plot which includes a large patio area, double porch style garage, Annexe and garage also and then down to the very bottom is a grassed area.

## ANNEXE

## GROUND FLOOR

### Games Room

20'11" x 17'4" (6.4 x 5.3)

Complete with two sets of French Doors leading out to the garden.

## FIRST FLOOR

### Studio Room

17'4" x 15'8" (5.3 x 4.8)

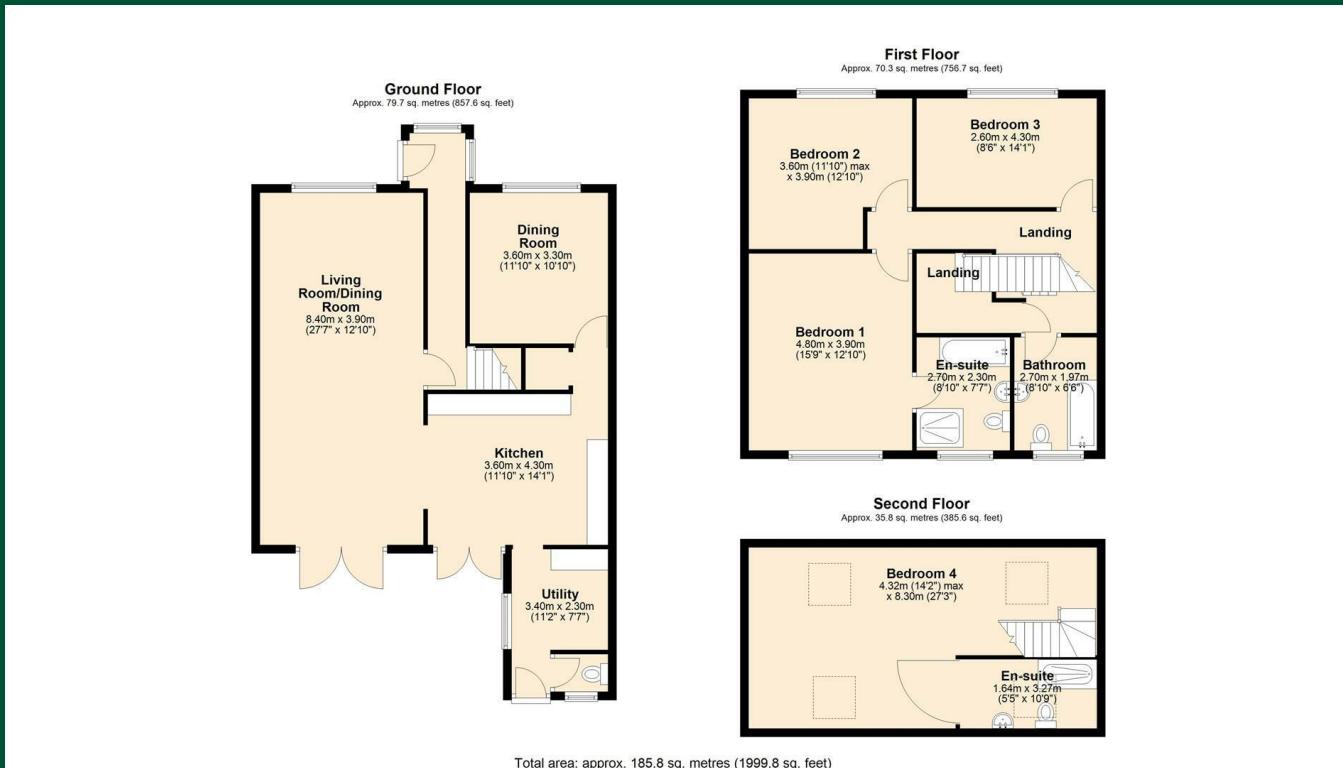
A spacious area with double glazed bay window and radiator below. There are also 2 Velux windows. The flooring is carpeted in the living/Bedroom area and the Kitchen area is tiled. The kitchen has wall and base units with integrated electric oven and gas hob. There is space for a washing machine and fridge.

### En-Suite

The Ensuite has tiled flooring, a Velux window and radiator. It has a low flush WC, pedestal wash basin and corner shower cubicle.







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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

