



**wards**  
estate agents

**Glenburn Brassington Lane**

Old Tupton, Chesterfield, S42 6LB

**Guide price £425,000**



# Glenburn Brassington Lane

Old Tupton, Chesterfield, S42 6LB

PRICE GUIDED £425,000-£450,000  
Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Unique Opportunity to acquire this Impressive 1920' built Period THREE DOUBLE BEDROOM EXTENDED DETACHED FAMILY HOUSE which offers immense scope with some further modernisation or extension(subject to consents) to provide a fabulous family home!! Situated on this dominant and extremely enviable corner plot with an adorable roadside presence in this hugely popular & sought after semi-rural residential location to the Southeast of Chesterfield town centre. Within easy access of nearby schools, shops & commuter transport links via the A61/A38/M1 motorway to Clay Cross, Alfreton & Derby.

Deceptively spacious the family accommodation of over 1360 Sq Ft benefits from gas central heating (combi boiler New in 2023 & serviced with gas certificate 2023) mostly uPVC double glazed, cavity wall insulation, and electrical certificate 2023. Offering plenty of versatility internally provides entrance hall, reception room, sitting room, dining room, extended breakfast kitchen with integrated appliances, Velux windows and French doors onto the patio. Cloakroom/WC. First floor main bedroom with front and rear aspect views, second double and third dormer bedroom which could be used for office or home working space. Two piece Shower Room and Separate WC. Potential for loft conversion (subject to consents)

Fabulous West facing front landscaped garden plot with stone boundary walling. Enjoys a well manicured lawn area and mature established borders which are fully stocked with an abundance of plants, trees and shrubbery. Generous rear gardens with large area of lawn, upper paved patio- perfect for family/social outside entertaining. Enclosed boundaries & well stocked stone rocky area. Further lower paved sun patio. Block Paved Driveway provides ample car standing spaces with scope for further parking or Garage (subject to consents)

## Additional Information

Gas Central Heating - Combi Boiler new in 2023- Gas Certificate available  
Mostly uPVC double glazed windows  
Security Alarm System  
Mains Water and Cesspit Sewerage System recently serviced  
Cavity Wall Insulation  
Internal Partly Glazed Oak Doors  
Final Build Certificate available for rear extension-2009  
Gross internal floor area - 126.7 Sq.m. / 1363.4 Sq.Ft.  
Council Tax Band - D  
Secondary School Catchment Area -Tupton Hall School

## On the ground floor







### Front Entrance Hall

11'6 x 6'10 (3.51m x 2.08m)

Wooden entrance door. Useful under stairs store. Stairs to the first floor.

### Reception Room

20'2 x 11 (6.15m x 3.35m)

A generous extended sized family living room with dual aspect windows which provide a light and airy feel and pleasant views over the front and rear gardens. Feature fireplace with tiled back and hearth with gas-fire. French doors onto the rear patio.

### Sitting Room

11'6 x 8'8 (3.51m x 2.64m)

A cosy sitting room with rear aspect window overlooking the gardens.

### Dining Room

14 x 9'10 (4.27m x 3.00m)

Front aspect window with view over gardens. Fireplace with tiled hearth and gas-fire. French doors into the Dining Kitchen.

### Fabulous Kitchen/Breakfast Room

18'4 x 11'2 (5.59m x 3.40m)

Superb integrated breakfasting kitchen with Velux windows and uPVC French doors onto the East Facing patio and rear gardens. Comprises of a full range of Shaker Oak style base and wall units including glazed display cupboards and having complimentary work surfaces over, inset ceramic sink and tiled splash backs. Integrated Electric Oven, Gas Hob and Chimney Extractor Fan. Space for dishwasher, washer and dryer and appliances are included in the sale. Rear uPVC door onto the side drive. IMI Combi Boiler (New in 2023 and serviced)

### Cloakroom

5'5 x 2'10 (1.65m x 0.86m)

Low level WC

### Cloakroom

4 x 2'10 (1.22m x 0.86m)

Wash hand basin



### First Floor Landing

9'9 x 9'9 (2.97m x 2.97m)

Aluminium framed windows with sealed units overlooking the front gardens.

### Front Double Main Bedroom

14 x 9'10 (4.27m x 3.00m)

Dual aspect windows provide surplus amounts of light to this main bedroom with lovely rear views

### Rear Double Bedroom 2

11'4 x 9 (3.45m x 2.74m)

Second double bedroom with louvred storage cupboard and pleasant rear views over the gardens and beyond.

### Front Double Dormer Bedroom 3

12'10 x 10'10 (3.91m x 3.30m)

Generous size dormer bedroom which is adaptable and could be used for office or home working.

### Part Tiled Shower Room

7'2 x 5'9 (2.18m x 1.75m)

Comprising of a double shower area with easy clean wall panelling and mains shower. Pedestal wash hand basin.

### Separate WC

5'9 x 2'9 (1.75m x 0.84m)

Low level WC







### Outside

Fabulous West facing front landscaped garden plot with stone boundary walling.

Enjoys a well manicured lawn area and mature established borders which are fully stocked with an abundance of plants, trees and shrubbery. Generous rear gardens with large area of lawns, steps to upper paved patio which is perfect for family/social outside entertaining.

Enclosed boundaries and well stocked stone rockery area. Further lower paved sun patio with two garden sheds and vegetable area. Block Paved Driveway provides ample car standing spaces with scope for further parking or Garage (subject to consents)



### School catchment areas

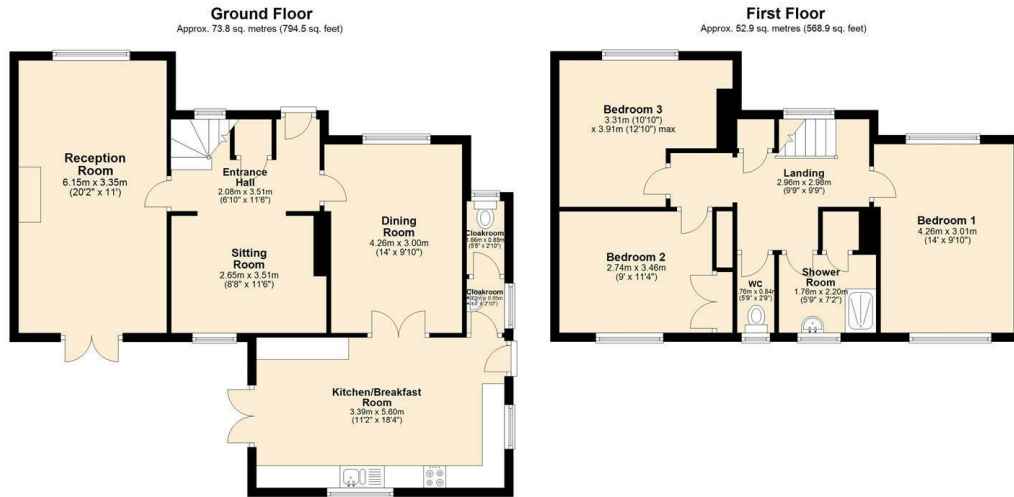
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. 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.



## Floor Plan

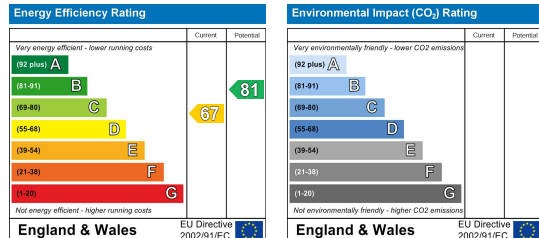


Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

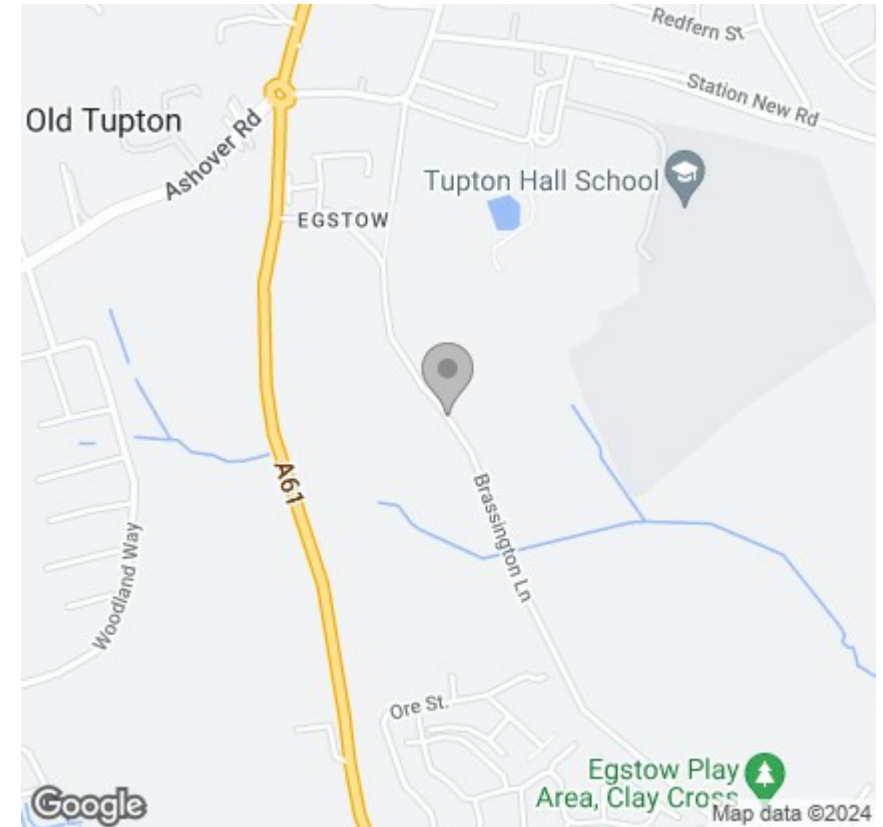
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



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, 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.

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