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estate agents

6 Greengate Close

Brampton, Chesterfield, S40 3SJ

£365,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

Internal Viewing Highly Recommended to this Impeccably Presented and Decorated FOUR BEDROOM/TWO BATHROOM Detached Family Home! Potential Extension Plans available for inspection. Located on the Fringe of the Stunning National Peak Park, Home to some of England's Best Scenery and Chatsworth House

Stylishly decorated throughout this Stone Built Four Bedroom Detached House situated in this Ever Popular & Highly Sought After Cul De Sac within this enviable location within the Brookfield Catchment and in very close proximity of Westfield Infant School & Old Hall Junior School.

Deceptively Spacious FAMILY LIVING SPACE with over 1200 Sq Ft & benefits from Gas CH (Baxi Boiler serviced annually) uPVC Double Glazing, Fascia's/Guttering/End Ridges & comprises: - Entrance Hall, Reception Room with front bay window, Dining Room with uPVC doors to rear patio, Integrated Kitchen with Granite work surfaces Re-fitted Cloakroom/WC. To the first floor Principal Double Bedroom with Quality range of Bedroom Furniture and Exquisite En Suite Shower Room, Re-Fitted Luxury Family Bathroom, Three Further Good Sized Bedrooms which can be adapted to provide office/home working space if required.

Front Driveway provides Ample Parking for 2/3 vehicles with mature open plan gardens. Good Sized Fully Enclosed, Sun Blessed, West Facing Landscaped Rear Garden with Substantial Fenced Boundaries, Splendid Patio & Lawn. Meticulously tended and a tremendous setting for SOCIAL ENTERTAINING.

Situated in this extremely convenient and highly sought after residential location, close to Brampton Church in the Heart of Brampton, Chesterfield's cosmopolitan suburb within Brookfield Catchment. Close to all local amenities, shops, schools, bus routes and within close access of the town centre.

A TRULY EXCELLENT FAMILY HOME - INTERNAL INSPECTION ESSENTIAL!!!





Additional Information

Fibre connected with 175mbps- ideal for home working
Newly fitted Bespoke Blinds and carpets
Gas Central Heating-New in July 2024 vaillant ecoTEC plus condensing boiler with a 5 year warranty*
uPVC Double Glazing, Fascias, Guttering & End Ridges
Gross Internal Floor Area - 112.6 Sq.m. / 1212.4 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area - Brookfield Community School

Side Entrance Hall

9'1 x 12'4 (2.77m x 3.76m)

uPVC door. Useful under stairs store cupboard.

Cloakroom/WC

3'1 x 5'5 (0.94m x 1.65m)

Low level WC and wash hand basin set in vanity unit. Tiled floor. Newly fitted feature radiator.

Reception Room

10'10 x 18'1 (3.30m x 5.51m)

A light and airy family living space with a contemporary feel. Front aspect Bay window overlooking the cul de sac. New laminate flooring.

Dining Room

10'8 x 8'10 (3.25m x 2.69m)

uPVC patio doors to the rear gardens. New carpet

Modern Fitted Kitchen

13'8 x 9'0 (4.17m x 2.74m)

Comprises of a full range of base & wall units with Quality Granite work surfaces over/upstands and inset sink unit. Integrated fridge freezer, dishwasher and space for washing machine. Feature Range cooker with gas oven & hob and chimney extractor above.. Door to the rear gardens. Baxi Solo Boiler which is serviced and new flooring.

First Floor Landing

9'3 x 11'11 (2.82m x 3.63m)

Airing cupboard with cylinder tank with additional water pump and linen storage space. Access to the insulated loft with boarding.

Principal Double Bedroom 1

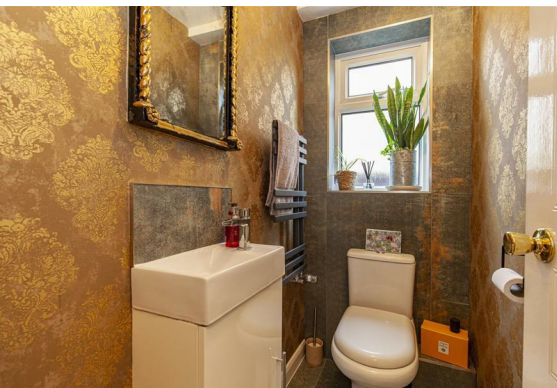
10'10 x 11'3 (3.30m x 3.43m)

Superbly re-fitted with a comprehensive range of quality modern bedroom furniture. Front aspect bay window.

Exquisite En suite Shower Room

4'5 x 5'10 (1.35m x 1.78m)

Impressive tiled walls to the corner shower cubicle with mains shower, low level WC, wash hand basin set in Gloss Vanity Cupboard. Feature anthracite radiator.





Rear Double Bedroom 2
10'8 x 8'9 (3.25m x 2.67m)

View over the rear gardens

Front Bedroom 3
10'10 x 6'6 (3.30m x 1.98m)

Good sized versatile 3rd bedroom could be utilised for Home Working/Office

Bedroom 4/Study/Office
6'7 x 9'0 (2.01m x 2.74m)

Good sized single room/study/office, View over rear gardens.



Luxury Family Bathroom
6'5 x 5'10 (1.96m x 1.78m)

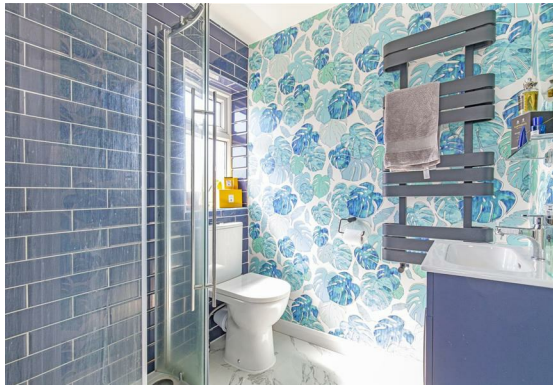
Absolutely fabulous family bathroom comprising 3 piece White suite which includes bath with shower spray/screen, wall hung wash hand basin set in vanity cupboard, low level WC and tiled flooring.

Outside

Front Driveway provides Ample Parking for 2/3 vehicles with mature open plan gardens. Good Sized Fully Enclosed PRIVATE WEST FACING Landscaped Rear Garden with Substantial Fenced Boundaries, Splendid Patio & Lawn with inset stepping stones and feature colour pebble areas. Raised vegetable beds and attractive fully stocked borders set with an abundance of plants and shrubs. Tremendous setting for SOCIAL ENTERTAINING

Attached Single Garage
20'8 x 8'5 (6.30m x 2.57m)

Light and power and rear personal door from garden.



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

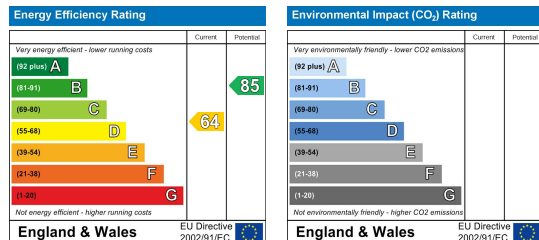


Total area: approx. 112.6 sq. metres (1212.4 sq. feet)

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.

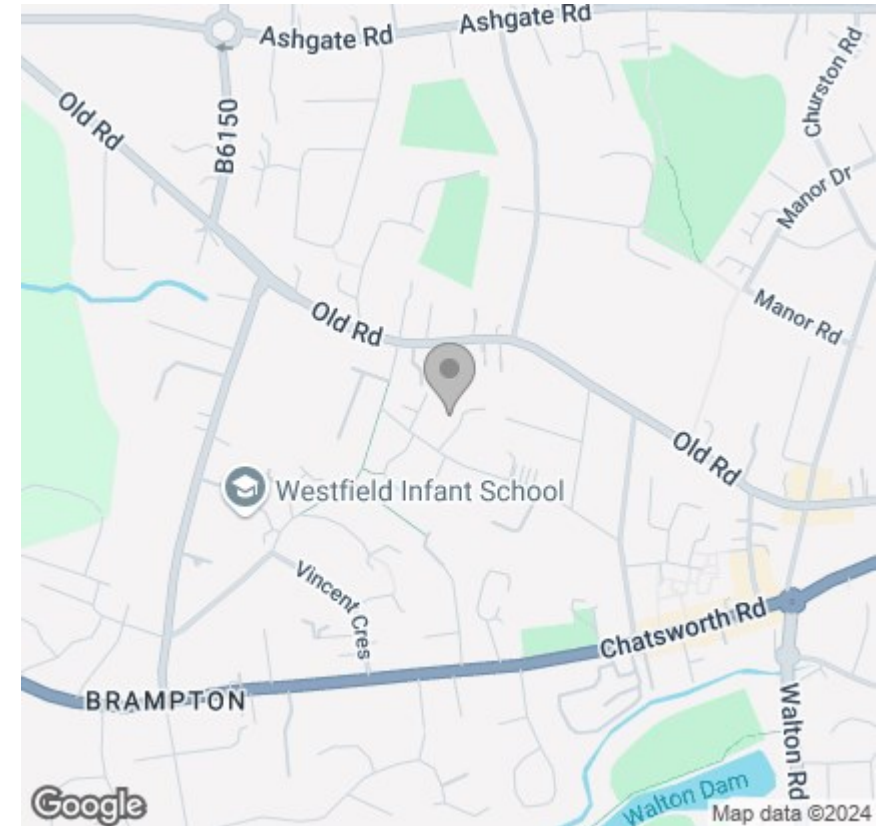
Energy Efficiency Graph



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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.

