



**w****ards**  
estate agents

**7 Greengate Close**

Brampton, Chesterfield, S40 3SJ

**£360,000**

## 7 Greengate Close

Brampton, Chesterfield, S40 3SJ

Not to be Missed! Internal Viewing Imperative to Fully Appreciate this Tremendous Detached Family Home!

Take the Opportunity to View this Extremely Well Presented, Neutrally Decorated Stone Built Four Bedroom Detached House situated in this Ever Popular & Highly Sought After Cul De Sac within this desirable location within the Brookfield Catchment and in very close proximity of Westfield Infant School.

Deceptively Spacious FAMILY LIVING SPACE benefits from Gas CH (Worcester Combi serviced Annually ) uPVC Double Glazing & comprises: - Entrance Hall, Lounge, Separate Converted Family room- IDEAL FOR HOME WORKING IF REQUIRED, Fitted Cloakroom/WC, Fabulous Open Plan Integrated Dining Kitchen with French Doors to the Private & Enclosed Rear Patio & Garden - IDEAL FOR OUTSIDE SOCIAL ENTERTAINING. To the first floor Principle Double Bedroom with Stylish Re-Fitted En Suite Shower Room, Modern Contemporary Fully Tiled Re-Fitted Family Bathroom, Three Further Good Sized Bedrooms.

Front Cobble Block Paved Driveway provides Ample Parking with side Cobble Pathways to the rear gardens. Good Sized Fully Enclosed PRIVATE Landscaped Rear Garden with Substantial Fenced Boundaries ,Splendid Patio & Lawn. 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 - INTERNALINSPECTION ESSENTIAL!

### Additional Information

Gas Central Heating Combi Boiler - Serviced Annually  
uPVC Double Glazing  
Gross Internal Floor Area - 110.2 Sq.m. / 1186 Sq.Ft.  
Council Tax Band - D  
Secondary School Catchment Area - Brookfield Community School





### Entrance Hall

uPVC entrance door, stairs to first floor.

### Family Room/Study/Home Working

8'8 x 16' (2.64m x 4.88m)

Converted from the original garage this room offers versatile space for a variety of uses. Ideal for family additional living room, ancillary/elderly family living or PERFECT FOR HOME WORKING SPACE. Wooden flooring

### Cloakroom/WC

Low Level WC & Wash Hand Basin. Worcester Bosch Combi Boiler 3 years old and service in Feb 2020.

### Reception Room

13'7 x 16'0 (4.14m x 4.88m)

Pleasant family room with front facing Bay Window. Contemporary Fireplace with Marble Back & Heath & Gas-Fire.

### Integrated Dining Kitchen

25'6 x 10'5 (7.77m x 3.18m)

Fully Fitted with a range of Cream fronted base, wall & drawer units. Complimentary Wooden Work Surfaces with tiled splash backs and Inset Belfast Ceramic Sink. Concealed lighting. Space for Rangemaster Stove with Extractor above, Washing Machine and Dryer. Integrated Fridge & Freezer. French Doors overlook the rear garden and patio. Useful Walk in Store cupboard. Tiled Floor.

### First Floor Landing

access to the Insulated Loft Space

### Principle Double Bedroom

11'4 x 12'4 (3.45m x 3.76m)

Front aspect window with Mirror Fronted Double Wardrobes.

### Superb Re-Fitted En Suite

Fully Tiled in Brick effect tiling. Low Level WC & Wash Hand Basin set in Vanity Unit/ Chrome Heated Towel Rail. effect White Tiled Walls, Shower Cubicle with Mains Shower. Wood effect quality tiled floor.

### Front Double Bedroom 2

8'8 x 10'11 (2.64m x 3.33m)

Front aspect window overlooks the cul de sac.

### Rear Bedroom 3

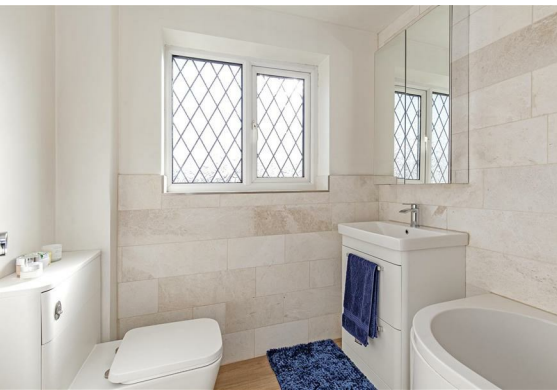
8'8 x 7'4 (2.64m x 2.24m)

A good sized room with view over the garden

### Rear Bedroom 4

8'9 x 7'4 (2.67m x 2.24m)

A good sized room which overlooks the rear garden.





### Attractive Family Bathroom

8'2 x 7'4 (2.49m x 2.24m)

Partly tiled in designer textured tiles with Bath having Mains Shower Over and Screen, Wash Hand Basin in Vanity cupboard. Low Level WC in housing cupboards. Chrome heated towel rail. Wall Mirror Cabinet. Quality wood effect floor tiles.

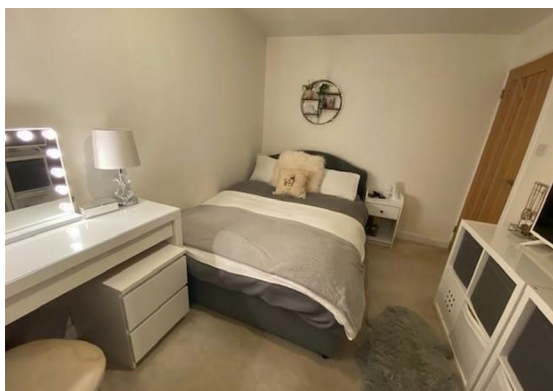
### Outside

Front Cobble Block Paved Driveway provides Ample Parking with side Cobble Pathways to the rear gardens. Good Sized Fully Enclosed PRIVATE Landscaped Rear Garden with Substantial Fenced Boundaries, Splendid Patio & Lawn.



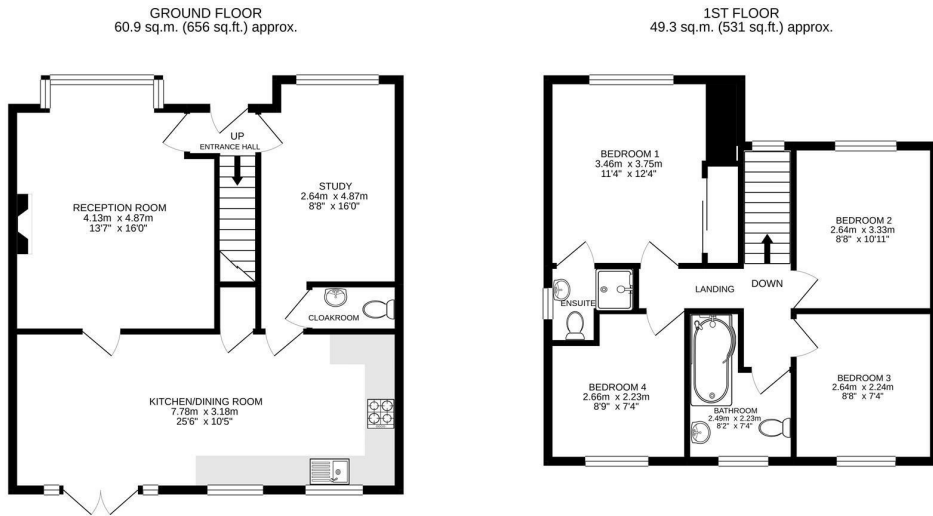
### School catchment areas

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 FLOOR AREA: 110.2 sq.m. (1186 sq.ft.) 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 for any prospective purchase. 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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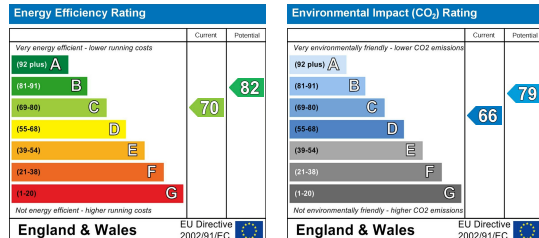
## Area Map



## 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



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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

