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estate agents

**28 Brookside Bar**

Brookside, Chesterfield, S40 3PJ

**Guide price £700,000**



# 28 Brookside Bar

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Guide Price £700,000 - £750,000

A superb opportunity has arisen to purchase this beautiful period 1920's FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE- Situated in arguably Chesterfield's most sought after residential suburb, this fine property is beautifully presented and modernised throughout. With fantastic country walks on your doorstep; either a walk through the fields to the pretty village of Holymoorside, or a more relaxed stroll to Somersal Park.

Brookside Bar is situated in the highly regarded suburb of Brookside on the western fringe of Chesterfield close to beautiful open countryside. It is an ideal location for families with well-regarded schools, for all age groups. Local shopping facilities are situated a short walk away on the cosmopolitan Chatsworth Road, which is home to a wide range of independent shops, bistros, restaurants, traditional real ales pubs, independent bakers and many cafes and coffee shops.

This beautiful property benefits from gas central heating (New boiler & tank 2021) with feature radiators, uPVC double glazed feature windows and doors. The property comprises of front entrance hallway with cloakroom, family reception room with feature hand-built Stone fireplace & log burner, dining area with French doors onto the rear Indian stone patio/terrace, impressive bespoke fitted breakfasting kitchen and cloakroom/WC. To the first floor, the principal suite has a large double bedroom, dressing room and en suite shower room with rear garden views. Three more double bedrooms offer space and flexibility for guest accommodation and home working. Luxury family bathroom with stylish 3 piece suite.

Attractive block paved front driveway which provides ample off-road parking and leads to the Integral Garage.

Stunning generous sized rear landscaped garden plot which can be accessed from pathways to either side of the property having secure gates. Extensive lawn area and established boundaries.

### Additional Information

Gas Central Heating - Worcester Bosch boiler & Tank (2021)

uPVC double glazed windows

Most rooms re-plastered

Neutrally decorated throughout

Gross Internal Floor Area - 141.2 Sq.m. / 1524.4 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area- Brookfield Community School

### Entrance Hall

13'7 x 3'2 (4.14m x 0.97m )

uPVC entrance door with decorative stained glass into the spacious hall







### Inner Hallway

12'2 x 5'8 (3.71m x 1.73m)

Generous entrance with ample space for cloaks and shoes leading to stairs with double-height ceiling.

### Under Stairs Cloakroom

6'1 x 5'9 (1.85m x 1.75m)

Walk-in under stairs store cupboard which provides additional cloaks hanging space, 200L. Hot water tank with dual zone heating. Ethernet wiring terminates into patch panel.

### Reception Room

12'9 x 11'6 (3.89m x 3.51m)

A superb generously proportioned family living room having a uPVC box bay front aspect window. Feature Hand Made Stone fireplace and hearth with log burning (multi-fuel) stove.

### Dining Area

11'11 x 10'5 (3.63m x 3.18m)

Having uPVC French doors which open onto a fabulous Indian stone patio and delightful rear gardens. Ample space for dining table and chairs.

### Bespoke Dining Kitchen

9'9 x 9'1 (2.97m x 2.77m)

Impressive range of bespoke base and wall units with complimentary wooden work surfaces and inset stainless steel sink unit with waste-disposal. Integrated Neff Slide & Hide Electric oven, 5 ring gas hob and chimney extractor above. Integrated Fridge, microwave and dishwasher and a range of pull-out larders. Feature radiator. Downlighting. Lovely rear garden views.

### Breakfasting Area

10'5 x 8'0 (3.18m x 2.44m)

Rear uPVC door onto the patio and gardens. Range of bespoke base and wall units with pull-out storage and complimentary wooden work surfaces. Downlighting.



### Inner Hall

4'1 x 3'0 (1.24m x 0.91m)

Door to the garage and door to cloakroom.

### Cloakroom/WC

4'8 x 3'0 (1.42m x 0.91m)

Low level WC and wash hand basin.

### First Floor Landing

12'6 x 9'1 (3.81m x 2.77m)

Half landing with feature picture window. Access to loft space with lighting.

### Principal Bedroom One

18'10 x 11'11 (5.74m x 3.63m)

Beautifully presented main double bedroom which enjoys fantastic views over the rear gardens. Superb dressing room with surplus amounts of hanging, drawers and storage spaces. Access to boarded loft space with pull-down ladder & lighting.

### Exquisite En-Suite

8'1 x 6'5 (2.46m x 1.96m)

Fabulous refitted shower room with feature tiled walls and flooring. Comprises of large open shower area with dual outlet digital shower, low level WC and wash hand basin set in quality vanity units. Complimentary wall toiletry cabinets. Electric Underfloor heating. Downlighting.

### Front Double Bedroom Two

12'10 x 11'6 (3.91m x 3.51m)

A spacious second double bedroom with front aspect window with original decorative coving and ceiling rose.

### Rear Double Bedroom Three

14'1 x 10'1 (4.29m x 3.07m)

Third double bedroom which enjoys lovely views over the rear gardens.







#### Front Bedroom Four

14'1 x 7'9 (4.29m x 2.36m)

Generous and versatile fourth bedroom which could also be used for office or home working space.

#### Luxury Family Bathroom

10'4 x 5'0 (3.15m x 1.52m)

Impressive re-fitted family bathroom with stylish 3 piece bathroom suite which includes digital bath (with smartphone control), tiled walling and digital shower, wash hand basin and low level WC set in attractive vanity units. Downlighting.

#### Outside

Attractive block paved front driveway which provides ample off-road parking and leads to the Integral Garage. Stunning generous sized rear landscaped garden plot which can be accessed from pathways to either side of the property having secure gates or by rear entrance door and storm porch. Extensive lawn area and established boundaries, well stocked borders with an abundance of trees, plants, flowers and shrubs. Pergola with lantern lighting and provides additional seating area. Large area with superb raised Indian Stone patio with decorative railings which is perfect for family & social outside entertainment. Shed with power RCD, 4 dual outlet sockets and LED lighting. Outside tap and power sockets.

#### Services

The Lounge, Dining Room, Kitchen, Garage, Main Bed and Bedroom 3 are Cat5e ethernet wired to sockets and terminate in the under-stairs cloakroom. Lounge has full wiring for home cinema to conveniently located patch panel.

Fast Broadband area enabled with ultrafast available for pre-order. The house benefits from a Positive input ventilation (PIV) supplying clean filtered air (ideal for hay fever sufferers). Security Alarm System.

#### External Store

3'10 x 2'11 (1.17m x 0.89m)

With power.

#### Garage

17'6 x 9'8 (5.33m x 2.95m)

Electric roller garage door. Good sized space which has light and power and currently used for additional utility space. Range of base and wall units, Space and plumbing for washing machine, Tumble Dryer and space for fridge/freezer. Worcester Bosch Boiler & Tank (2021).



#### 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.



