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estate agents

4 Rother Avenue

Brimington, Chesterfield, S43 1JY

Guide price £190,000

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Price Guided £190,000-£195,000

Offered to the open market with NO CHAIN and IMMEDIATE POSSESSION!!

Deceptively spacious three/four bedroom SEMI DETACHED BUNGALOW !! Situated in this extremely sought after cul de sac which is located in a very popular residential location, close to all local amenities, schools, bus routes and yet within easy access to major commuter links to Dronfield, Sheffield and Chesterfield via the A61/A617/M1 motorway.

Internally the versatile family living accommodation benefits from gas central heating (Baxi Combi Boiler) uPVC double glazing/facias/guttering and comprises of front entrance hall, reception room, kitchen, half tiled bathroom with 3 piece suite, rear dining room/bedroom 4 and main double bedroom. To the first floor spacious 'L' shaped double bedroom, second bedroom which could be used as office or home working space.

Front driveway provides ample car standing spaces and leads to the attached tandem length garage. Low level ranch style fence and well established garden borders. Low maintenance colour pebble garden.

Generously proportioned East facing rear gardens which are enclosed with mature hedge and fenced boundaries. Circular stone laid patio, well established borders stocked with an abundance of plants shrubs and flowers. Pathways through a garden arch with climbing rose to a extended mature garden area.





Additional Information

Gas Central Heating-Baxi Combi Boiler
uPVC Double Glazed Windows/facias/guttering
Gross Internal Floor Area- 117.6 Sq.m/1265.5 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Springwell Community College

Entrance Hall

4'3" x 4'1" (1.30m x 1.24m)

Front uPVC entrance door. Cupboard with consumer unit.



Kitchen

10'11" x 7'8" (3.33m x 2.34m)

Comprising of a range of bas and wall units with inset stainless steel sink unit. Integrated double oven and electric hob. Integrated fridge freezer. Tiled flooring. Side uPVC door.Useful Pantry.

Reception Room

15'5" x 9'11" (4.70m x 3.02m)

A good sized family living room with feature fireplace having an Oak effect surround and gas fire. Front aspect window.



Dining Room

9'7" x 9'4" (2.92m x 2.84m)

Rear aspect windows. A versatile room which could also be used for additional fourth bedroom if required. uPVC French doors onto the rear garden.

Rear Double Bedroom One

12'4" x 9'5" (3.76m x 2.87m)

A good sized double main bedroom with rear aspect window and useful under stairs store cupboard.

Family Bathroom

6'1" x 5'5" (1.85m x 1.65m)

Being half tiled and comprising of a 3 piece suite including bath, pedestal wash hand basin and low level WC.

Inner Hallway

Stairs to the first floor.





Rear Double Bedroom Two

19'4" x 17'4" (5.89m x 5.28m)

Generous sized 'L'-shaped attic bedroom with rear aspect window. Wooden flooring. Wash hand basin set in vanity unit. Built in cupboards with Baxi Combi Boiler. Two rear aspect windows that overlook the landscaped gardens.

Front Double Bedroom Three

11'5" x 9'11" (3.48m x 3.02m)

Third spacious double attic bedroom with front aspect window.



Attached Garage

34'7" x 8'2" (10.54m x 2.49m)

Attached tandem length garage with light and power.

Outside

Front driveway provides ample car standing spaces and leads to the attached tandem length garage. Low level ranch style fence and well established garden borders. Low maintenance colour pebble garden.

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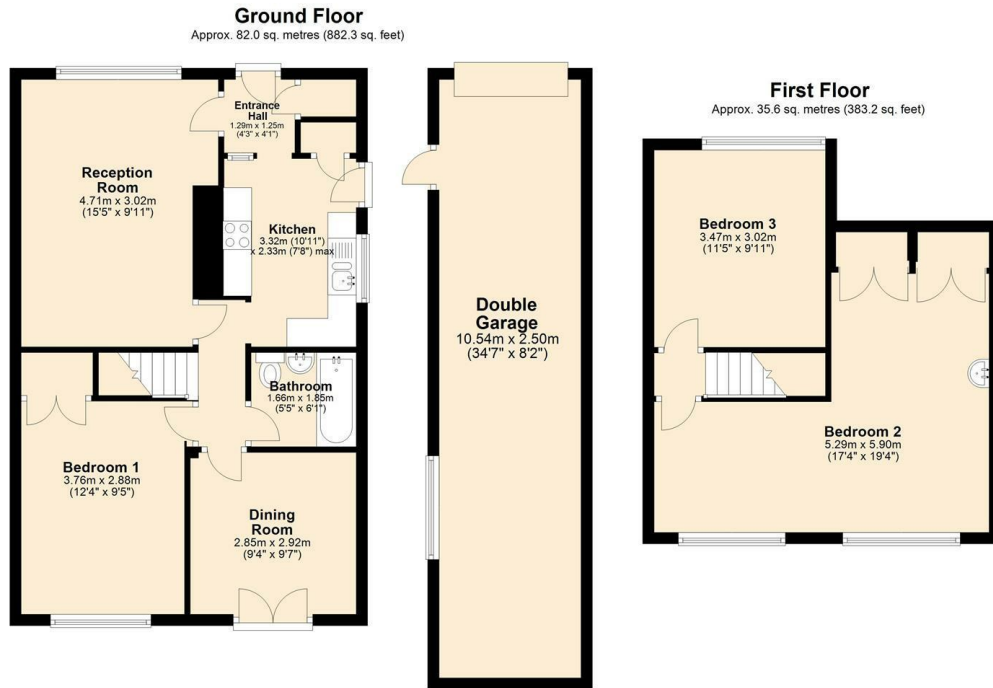
School catchment areas

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

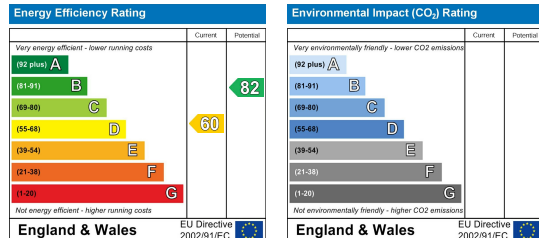


Total area: approx. 117.6 sq. metres (1265.5 sq. feet)

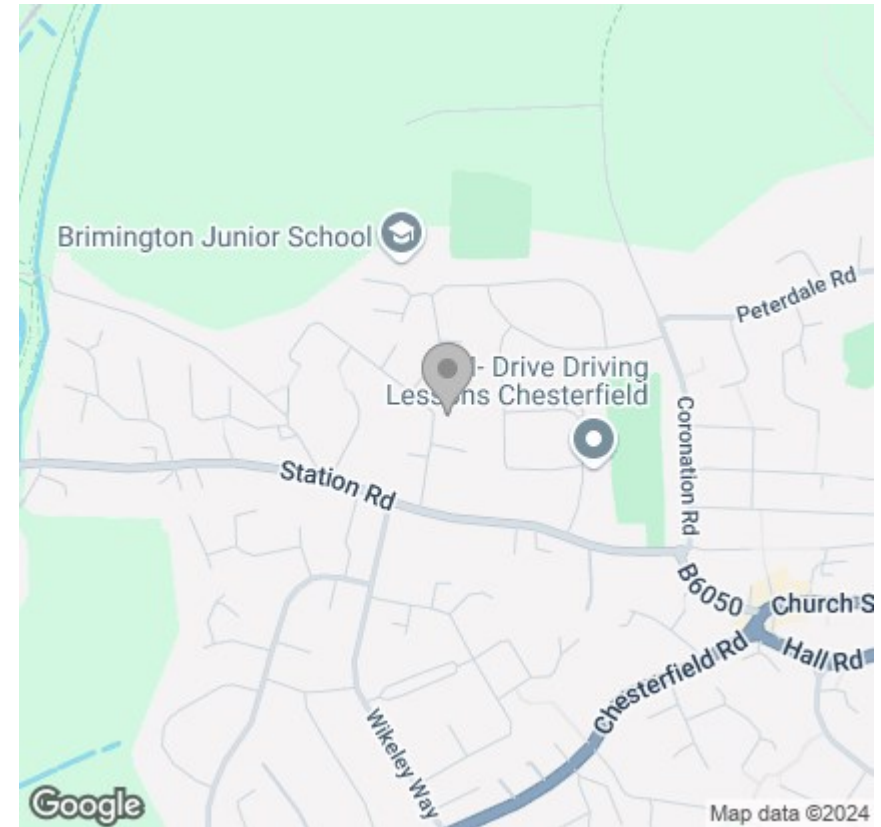
Viewing

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.