



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

**63A Station Road**

Brimington, Chesterfield, S43 1JU

**Guide price £230,000**



## 63A Station Road

Brimington, Chesterfield, S43 1JU

**PRICED TO SELL- MUST BE SOLD!! READY TO MOVE INTO!!**

We are delighted to present this **OUTSTANDING NEWLY BUILT THREE BEDROOM /TWO BATHROOM DETACHED FAMILY HOUSE** which benefits from over 1044 sq ft of family living accommodation!! Situated in this highly sought after residential location which is extremely convenient for local amenities, schools, bus routes and within easy access of Chesterfield town centre, commuter road network links including J29/29a of the M1.

Built with a high specification(7 year build warranty certificate) of fixtures and fittings the accommodation benefits from gas central heating with Combi boiler, uPVC double glazing, cavity wall insulation and solar panels. Internally offering external entrance canopy into the front reception family living room, ground floor cloakroom/WC and impressive integrated dining kitchen with French doors onto the Limestone patio and rear gardens. Stairs to first floor with front principal double bedroom and superb en suite shower room with 3 piece suite, second double bedroom and good sized third bedroom which could be used for office/home working, partly tiled family luxury bathroom with 3 piece White suite.

Attractive cobble block car standing spaces for 2/3 vehicles to the front of the property with outside lighting and low ramp access to the front door. Side Limestone pathway with external lighting and leads to the enclosed rear gardens. Fabulous good sized Limestone Patio with lower lawn gardens enclosed with fence and brick wall boundaries. Large detached brick built workshop/store with double wooden entrance doors. Options for home working space or outside garden/social entertainment space.







## Additional Information

7 Year Build Warranty Certificate  
Gas Central Heating-Combi Boiler  
10 Solar Panels- owned  
Cavity Wall Insulation  
Internal Chrome Fittings  
New floorings and carpets throughout  
Security Alarm System  
uPVC Double Glazed Windows  
Gross Internal Floor Area- 97.0 Sq.m/ 1044.5 Sq.Ft  
Council Tax Band -  
Secondary School Catchment Area - Springwell  
Community College

## Canopy Entrance Porch

Front Composite entrance door

## Reception Room

14'5 x 13'11 (4.39m x 4.24m)

Front aspect box bay window. A good sized family living space with useful under stairs storage cupboard. Consumer unit. Laminate flooring. Stairs lead to the first floor.

## Cloakroom/WC

5'10 x 4'1 (1.78m x 1.24m)

Comprising of a 2 piece White suite which includes low level WC and wash hand basin set within in attractive vanity unit and having fountain taps. Ideal Logic Combi Boiler. Extractor fan.

## Impressive Dining Kitchen

18'7 x 14'5 (5.66m x 4.39m)

Comprising of a full range of 'Mink' Gloss range of base and wall units with complimentary 'Sparkle' Quartz work surfaces & upstands. Inset sink unit, integrated fridge/freezer, dishwasher and space for washing machine. Integrated electric oven, hob and chimney extractor with aluminium splash back. Laminate flooring, downlighting and French doors leading onto the rear patio and gardens

## First Floor Landing

12'5 x 7'10 (3.78m x 2.39m)

Access to the insulated loft space.

## Front Double Bedroom One

14'5 x 13'10 (4.39m x 4.22m )

A generous principal double bedroom with two front aspect windows. TV point

## Luxury En-Suite

6'4 x 4'6 (1.93m x 1.37m)

A superbly fitted en suite shower room being partly tiled with shower cubicle having mains shower, low level WC and pedestal wash hand basin. Chrome heated towel rail, extractor fan and tiled flooring.

## Double Bedroom Two

15'1 x 8'1 (4.60m x 2.46m)

A second double bedroom with rear aspect window. TV point.







### **Rear Bedroom Three** 14'0 x 6'1 (4.27m x 1.85m)

A third good sized versatile bedroom which could be used for office or home working.

### **Superb Family Bathroom** 6'5 x 6'4 (1.96m x 1.93m)

Being partly tiled and comprising of a 3 piece White suite which includes shower bath with fountain taps and shower spray with screen, wash hand basin and low level WC . Chrome heated towel rail. Tiled floor.

### **Outside**

Attractive cobble block car standing spaces for 2/3 vehicles to the front of the property with outside lighting and low ramp access to the front door.

Side Limestone pathway with external lighting and leads to the enclosed rear gardens. Fabulous good sized Limestone Patio with lower lawn gardens enclosed with fence and brick wall boundaries.

Large detached brick built workshop/store with double wooden entrance doors. Options for home working space or outside garden/social entertainment space.



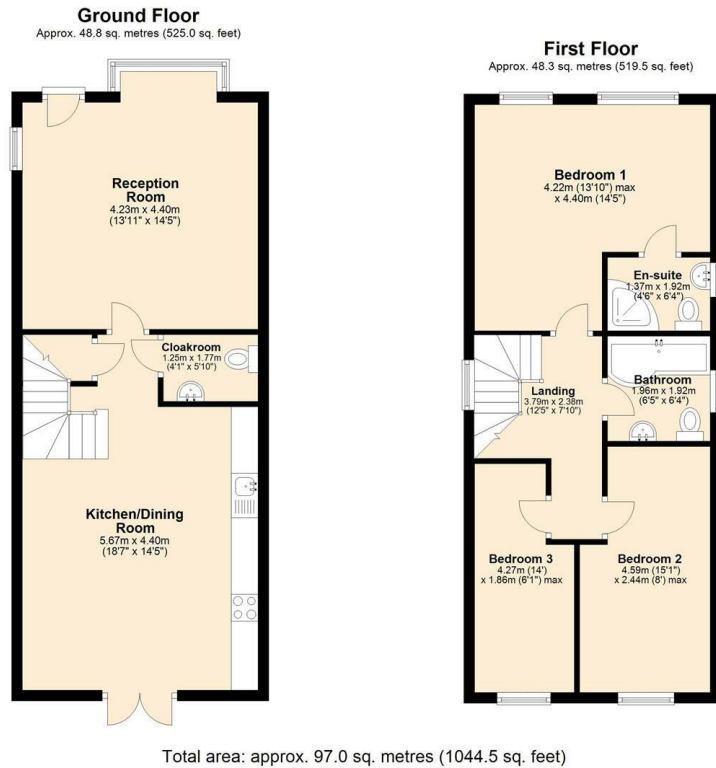
### **School catchment areas**

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.

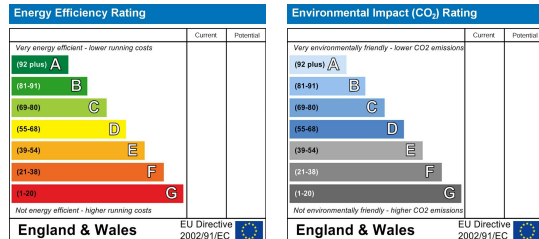
## Floor Plan



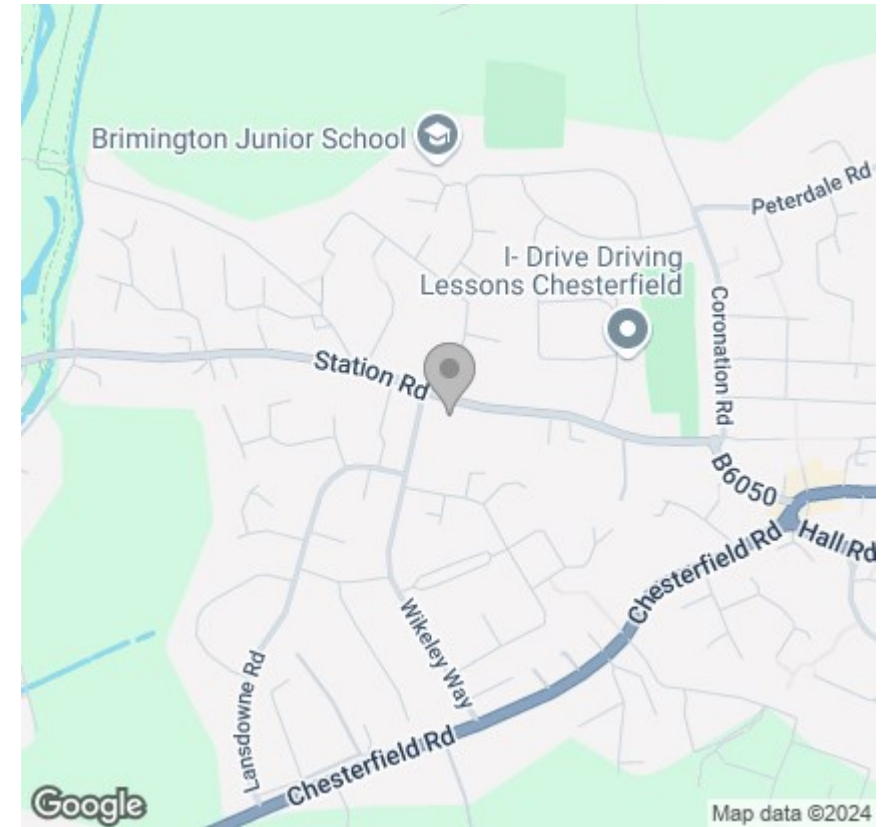
## Viewing

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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