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estate agents

55 Storrs Road

Brampton, Chesterfield, S40 3QA

Guide price £290,000

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Early viewing is imperative to fully appreciate this extremely well maintained and presented EXTENDED BAY FRONTED THREE BED SEMI DETACHED HOUSE! Situated in this highly sought after affluent Suburb of Chesterfield within the BROOKFIELD SCHOOL CATCHMENT!

Benefits from an excellent range of local amenities including a good selection of local Restaurants, Pubs & Shops. The area is surrounded by plenty of open space/countryside and local parks and on the Fringe of the Stunning National Peak Park, Home to some of England's Best Scenery.

Neutrally decorated family accommodation benefits from gas central heating with a Combi Boiler (3 yrs old & serviced) and uPVC double glazing. Includes front entrance hall, generous through lounge/dining room, integrated breakfasting kitchen with granite work surfaces. To the first floor spacious main bedroom, second rear double and versatile third bedroom which could be used for office/home working. Fully Tiled family bathroom with quality 3 piece White suite.

Front low stone boundary walling with superb block paved driveway which provides ample car standing spaces. Generous rear gardens with Stone Patio/Sun Terrace with stone balustrades. Long stretch of lawn set within substantial boundary hedges. Garden Shed.





Additional Information

Gas Central Heating- Ideal Combi Boiler - 3years old & serviced
uPVC Double Glazed Windows
Gross Internal Floor Area - 71.7 Sq.m/ 772.1 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Brookfield Community School

Entrance Hall

6'2" x 3'0" (1.88m x 0.91m)

uPVC front entrance door. Stairs climb to the first floor.

Reception Room

15'5" x 12'7" (4.70m x 3.84m)

A beautifully presented, spacious and nicely decorated family living room with front aspect bay window. Feature contemporary marble fireplace with electric fire. Feature coving.

Dining Room

12'6" x 8'8" (3.81m x 2.64m)

French doors onto the rear patio and gardens.

Breakfast Kitchen

16'0" x 6'10" (4.88m x 2.08m)

Comprising of a quality range of Cream base and wall units with quality granite complimentary work surfaces with upstands and having an inset ceramic sink unit. Integrated electric oven, hob and feature extractor fan above. Integrated fridge and washing machine. Breakfast Bar with Granite worktop. Useful Pantry where the Ideal Combi Boiler is located. Side uPVC stable door to the gardens.

First Floor Landing

8'0" x 5'8" (2.44m x 1.73m)

Access is via a retractable ladder to the insulated loft space.

Front Double Bedroom One

11'2" x 9'10" (3.40m x 3.00m)

Spacious main double bedroom with front aspect bay window.





Rear Double Bedroom Two

9'10" x 9'7" (3.00m x 2.92m)

A second spacious double bedroom with rear aspect window which has views over the rear gardens.

Front Single Bedroom Three

6'6" x 5'8" (1.98m x 1.73m)

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

Fully Tiled Family Bathroom

5'11" x 5'8" (1.80m x 1.73m)

Comprising of a quality 3 piece White bathroom suite which includes bath with shower spray attachment, pedestal wash hand basin and low level WC.

Outside

Front low stone boundary walling with superb block paved driveway which provides ample car standing spaces. Side wrought iron gate leads along the pathway to the generous rear gardens with Stone Patio/Sun Terrace with stone balustrades. Long stretch of lawn set within substantial boundary hedges. Garden Shed.



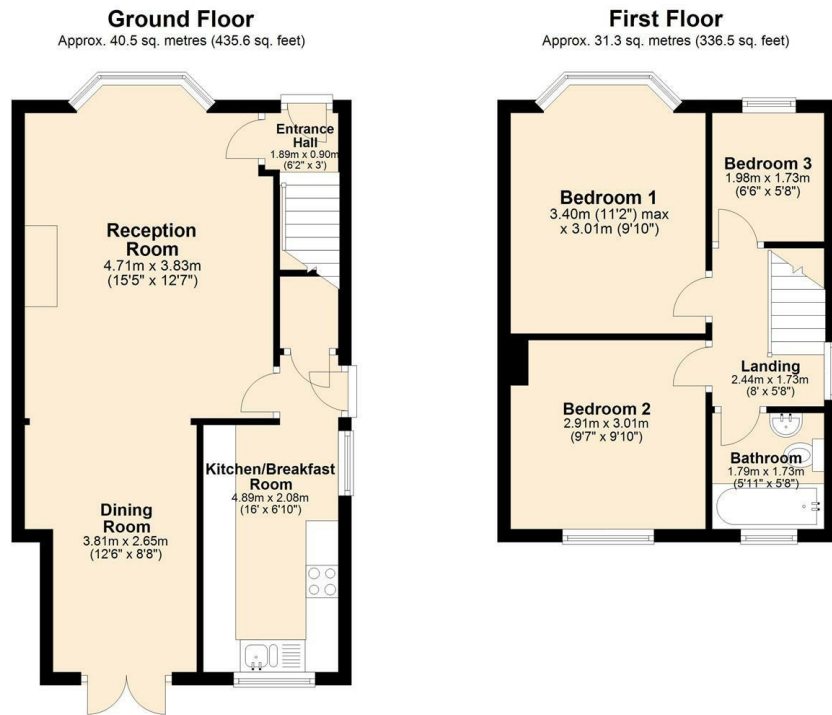
School catchment areas

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

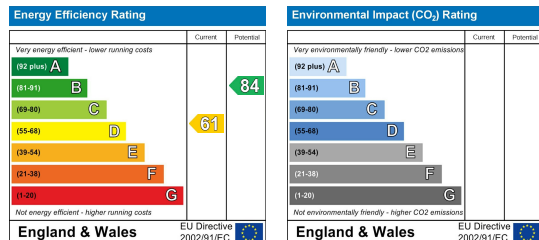


Total area: approx. 71.7 sq. metres (772.1 sq. feet)

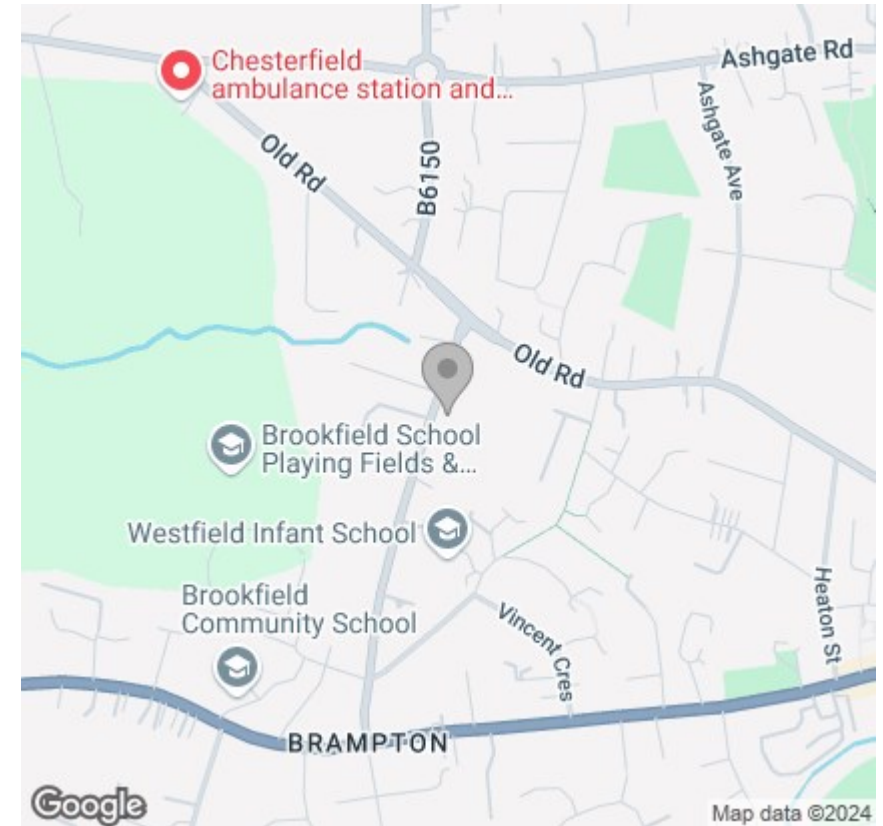
Viewing

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.

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