



**wA**ards  
estate agents

**29 Brookfield Park**

Mill Lane, Old Tupton, S42 6AF

**£195,000**



## 29 Brookfield Park

Mill Lane, Old Tupton, S42 6AF

Internal viewing is absolutely imperative to fully appreciate this fabulous TWO DOUBLE BEDROOM/TWO BATHROOM DETACHED LUXURY PARK HOME!! Situated in the most idyllic riverside setting and enjoying enviable South Facing views over rolling open Greenbelt countryside! Located in the suburbs of Old Tupton on the fringe of the Peak National Park with plenty of hiking, walking and cycle routes on the doorstep! This extremely popular semi-rural location to the Southeast of Chesterfield town centre is also within easy access of nearby schools, shops, leisure centre & commuter transport links via the A61/A38/M1.

Generously proportioned and stylishly decorated throughout the immaculate presented accommodation benefits from LPG gas central heating with a Combi boiler, uPVC double glazing/facias/soffits/guttering. Comprises of side entrance into the utility, superb open plan dining kitchen with integrated appliances and feature breakfast bar, French door into the impressive family reception room with glorious South facing views over the open countryside beyond. Side uPVC porch into the Garden Room with glass tinted roof. Inner hallway to principal bedroom with fitted wardrobes & fully tiled en suite shower room, 2nd double bedroom with jack & jill access door into the beautiful family bathroom with 3 piece suite. Study/office or home working room.

Front large driveway which provides ample car parking spaces and leads to the detached garage. Side garden area with storage sheds. There is a BBQ area, pebble stone patio area with seating. South facing rear fully landscaped gardens include a fabulous limestone patio with a feature pond and adjacent lawn area which stretches out to the side of the river bank. Low level stepping down to the waterside with superb cobble block sun terrace which completes an absolutely idyllic setting for family and social relaxation and fresco dining enjoyment.

### Additional Information

LPG gas central heating- Ariston Combi boiler- serviced  
uPVC Double Glazed Windows/facias/soffits and guttering  
Satellite and booster  
Gross Internal Floor Area-127.5 Sq.m/1372.9 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area -Tupton Hall School  
No EPC is required for Park Homes







### Additional Site Information

Park Home lifestyle provides community living for like-minded people often in countryside locations offering residents the opportunity for an active lifestyle that is also suitable for pets.

Exclusive for the over 50's

Dogs must be kept on leads

No caravan or camper van parking allowed

48 hours permitted parking for loading/unloading

No business permitted

Curtains, lights, shed, garage, furniture in study and conservatory included.

Remainder of furniture available by separate negotiation

Side sheds with lighting and power are included

### Virtual Freehold+Lease Information

Virtual Freehold means that when buying a park home you purchase the physical property outright and lease the land that it sits on in perpetuity for the entirety of the time the home is sited. These properties are not mortgageable.

Ground Rent is currently £208.37 monthly and is reviewed 1st March annually in line with Consumer Price Index

Managed by The Taylor Leisure Group

### Utility Room

7'7" x 5'8" (2.31m x 1.73m)

Side low level steps lead to the uPVC glazed entrance door into the utility. Range of Shaker Oak style base, drawer and wall units with complimentary work surfaces having an inset stainless steel sink unit and tiled splash backs. Space and plumbing for washing machine. Large extremely useful walk in cupboard where the Ariston Combi boiler is located. There is also ample space provided for shoes and coats with additional shelving.

### Open Plan Dining Kitchen

21'5" x 10'6" (6.53m x 3.20m)

Superbly fitted dining kitchen comprising of a full range of Shaker Cream base and wall units including glass display cupboards. Complimentary work surfaces with inset stainless steel sink unit and tiled splash backs. Integrated double oven and 4 ring gas hob. Space for fridge freezer. The room is divided with a lovely feature Oak breakfast bar which creates a perfect setting for socializing. There is surplus amounts of nature light from the two windows to each elevation and glazed internal French doors which lead into the reception room.

### Reception Room

16'9" x 14'6" (5.11m x 4.42m)

Impressive family reception room with amazing, quite enviable, South facing views over the fabulous stone patio, landscaped gardens and open fields beyond! Stylishly presented with a feature fireplace with Oak inset mantle and electric log effect fire. This room has a wonderful light and airy ambience with a feature bay window to the side elevation and further rear aspect window with French doors onto the impressive patio and gardens. Internal door leading into the side Porch and continues into the Garden Room.

### Porch

8'9" x 4'4" (2.67m x 1.32m)

With large walk into storage cupboard having lighting and radiator. Double uPVC stained glass doors lead into the Garden Room.

### Storage Cupboard

5'5" x 4'4" (1.65m x 1.32m)

A fabulous additional storage space with lighting and radiator.

### Garden Room/Conservatory

12'10" x 7'8" (3.91m x 2.34m)

Impressive garden room with a glass tinted roof and enjoys enviable views over open countryside to the rear. Two separate side uPVC doors lead onto the gardens and driveway. There is power and lighting to enhance the versatile use of this room for office/study or home working, including a superb fitted work desk area.

### Inner Hallway

15'1" x 5'0" (4.60m x 1.52m)

Access to the insulated loft space which has lighting. Linen cupboard with shelving and radiator. Second useful store cupboard also with shelving and where the electric consumer box is located.







### Principal Double Bedroom

11'11" x 9'6" (3.63m x 2.90m)

Having a front aspect bay window with privacy glazing. Range of three double fitted wardrobes providing surplus amounts of hanging and shelving.

### En- Suite Shower Room

7'7" x 6'1" (2.31m x 1.85m)

Being fully tiled and comprising of a 3 piece suite which includes a double shower care with mains shower, pedestal wash hand basin and low level WC.

### Front Double Bedroom Two

9'4" x 8'5" (2.84m x 2.57m)

Having a front aspect bay window and double fitted wardrobe with sliding door. Access to the Jack and Jill Bathroom

### Jack and Jill Bathroom

9'7" x 5'5" (2.92m x 1.65m)

Superb partly tiled family bathroom comprising of a 3 piece suite which includes a family bath with shower above and shower screen, pedestal wash hand basin and low level WC.

### Study

6'9" x 5'8" (2.06m x 1.73m)

A versatile room which could be used for office or home working.

### Detached Garage

19'11" x 10'0" (6.07m x 3.05m)

Single detached concrete sectional garage with lighting and power. There is a rear personal door.

### Outside

Front side mature boundary hedge. Large driveway which provides ample car parking spaces and leads to the detached garage. Mature rockery area with established shrubbery and plants. Stone laid pathways to both sides, to the right hand side leading to side garden area with storage sheds having lighting and power and vegetable beds. There is a BBQ area and low maintenance pebble stone patio area with seating. South facing rear fully landscaped gardens include a fabulous limestone patio with a feature pond and adjacent lawn area which stretches out to the side of the river bank. Low level stepping down to the waterside where there is a further superb cobble block sun terrace which completes an absolutely idyllic setting for family and social relaxation and fresco dining enjoyment. Further upper terrace also include water features and surrounding borders all set with an abundance of well established plants, shrubbery and seasonal flowers.

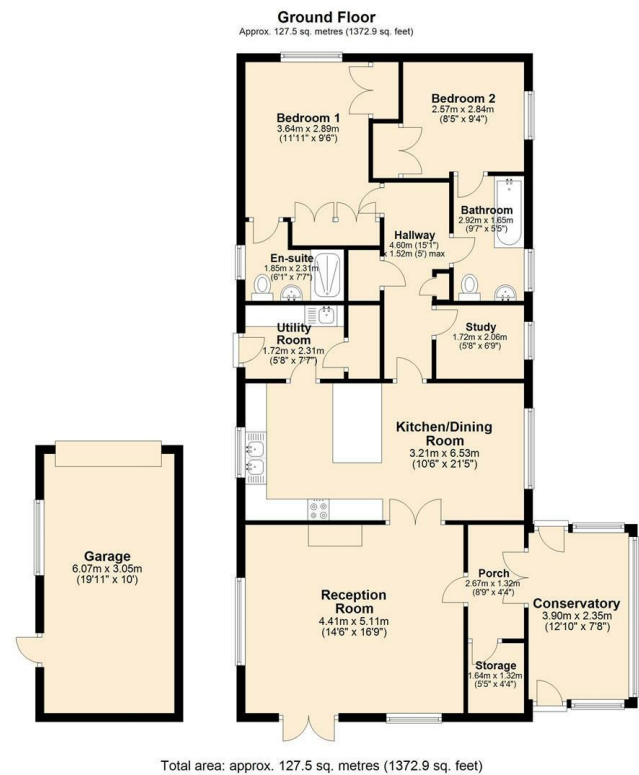
## School catchment areas

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.



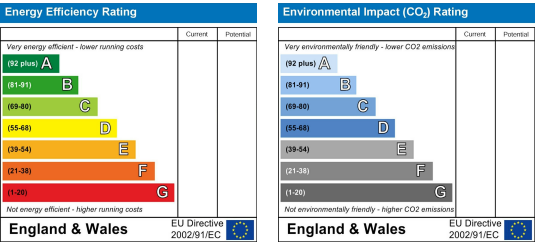
Floor Plan



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.

