



wards
estate agents

Brookfield Park Mill Lane

Old Tupton, Chesterfield, S42 6AF

Guide price £110,000

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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.

Internal viewing is absolutely imperative to fully appreciate this fabulous ONE DOUBLE BEDROOM DETACHED LUXURY PARK HOME WHICH WAS ORIGINALLY TWO BEDROOM. Situated in the most idyllic riverside setting and close to 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.

Impeccably presented and extremely easily maintained throughout the accommodation benefits from LPG gas central heating with a Combi boiler, uPVC double glazing/facias/soffits/guttering. Internally comprises of Superb Gloss Breakfasting Kitchen with Integrated appliances, open plan reception room with patio doors onto the rear gardens. Double bedroom with range of Gloss Fitted Wardrobes and Luxury Shower Room with 3 piece suite.

Front block paved car parking space. Side fenced boundaries and open plan well tended lawn. Low maintenance rear enclosed garden with stone laid pathways and patio area. Colour stone areas and low level steps to upper garden and sun terrace which is perfect for family or social entertaining. Fenced boundaries with pleasant rear aspect. Storage sheds 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 £196.27 monthly and is reviewed 1st March annually in line with Consumer Price Index

Managed by The Taylor Leisure Group

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

Outside sheds are included

48 hours permitted parking for loading/unloading

No business permitted

Additional Information

Platinum Seal Warranty or 10 years commenced in July 2022

Gross Internal Floor Area-43.0 Sq.m/ 462.7 Sq.Ft.

Council Tax Band -A

Secondary School Catchment Area - Tupton Hall School

LPG gas central heating- Ariston Combi boiler- serviced and has a 2 year warranty remaining

uPVC Double Glazed Windows/facias/soffits and guttering

Laminate flooring throughout

Downlighting throughout

Garden sheds and garden furniture included

Satellite and booster

No EPC is required for Park Homes

Superb Integrated Kitchen

13'0" x 10'1" (3.96m x 3.07m)

Side Composite entrance door into the kitchen with comprises of a High Gloss Soft Grey range of base and wall units with complimentary work surfaces having upstands and inset sink. Integrated oven microwave and hob with chimney extractor above. Integrated dishwasher, fridge freezer and washer/dryer. Breakfast Bar

Open Plan Reception Room

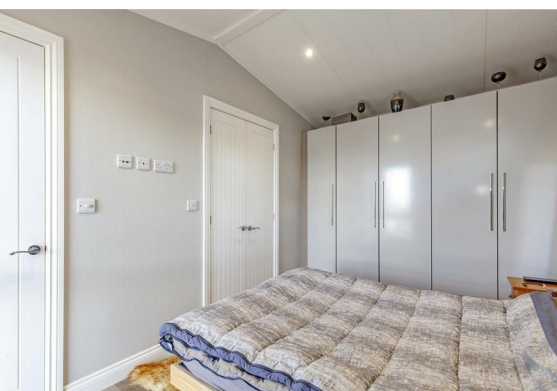
13'0" x 9'9" (3.96m x 2.97m)

Good sized living room with plenty of natural light and rear patio doors leading onto the rear landscaped gardens. Laminate flooring.

Main Double Bedroom One

13'0" x 8'5" (3.96m x 2.57m)

Including a range of Gloss fronted fitted wardrobes with plenty of hanging, drawers and shelving.





Luxury Shower Room 9'3" x 6'5" (2.82m x 1.96m)

Comprising of a 3 piece suite which includes double shower area with mains shower, low level WC and wash hand basin set in attractive vanity cupboards. Chrome heated towel rail. Useful linen/storage cupboard with radiator. Access door into the bedroom.

Outside

Front block paved car parking space. Side fenced boundaries and open plan well tended lawn. Low maintenance rear enclosed garden with stone laid pathways and patio area. Colour stone areas and low level steps to upper garden and sun terrace which is perfect for family or social entertaining. Fenced boundaries with pleasant rear aspect. Storage sheds and garden furniture are included.



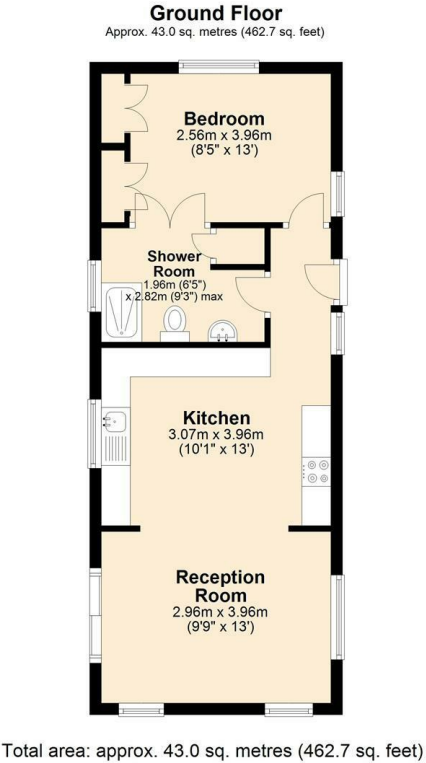
School catchment areas

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.



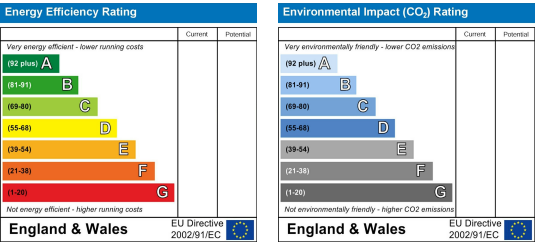
Floor Plan



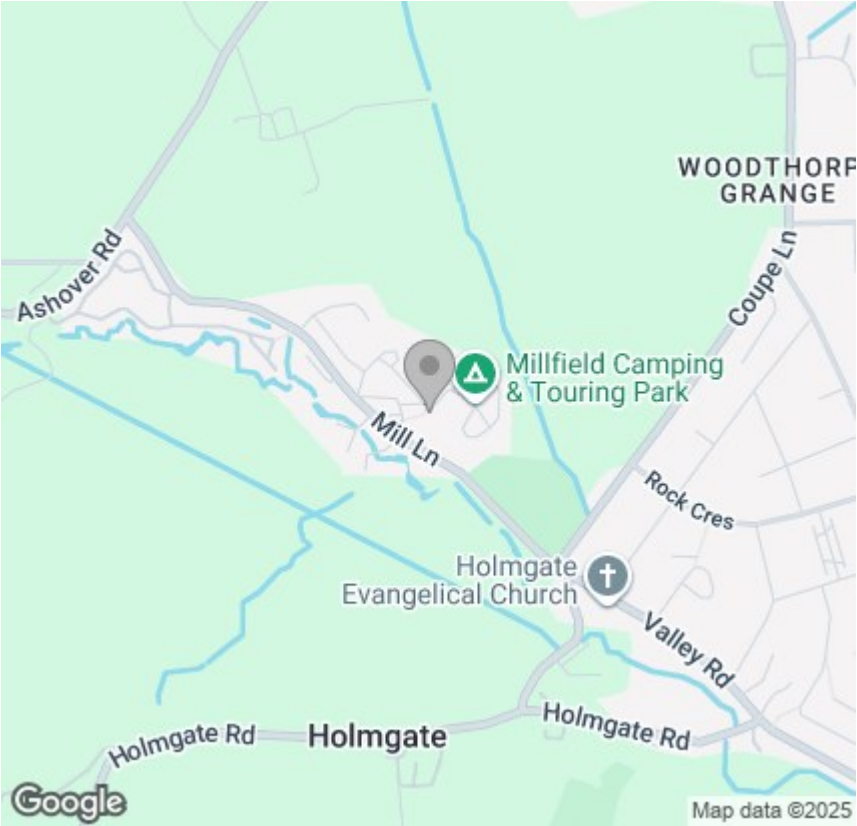
Viewing

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.

