



**wards**  
estate agents

**8 Mayfield Road**  
Brampton, Chesterfield, S40 3AJ

**Guide price £250,000**

## 8 Mayfield Road

Brampton, Chesterfield, S40 3AJ

Guide Price £250,000 - £260,000

OFFERED WITH NO CHAIN!

Early internal viewing is imperative to fully appreciate this very well presented and maintained Extended Two Double Bedroom Semi Detached House. Situated in this extremely popular residential cul de sac which is located in the heart of Brampton. Splendid access for all local amenities, schools, pubs, restaurants, bistro's, bus routes, town centre & train station, also is within Brookfield School Catchment Area, having both Old Hall Junior and Westfield Infants Schools within very close proximity.

Internally the accommodation benefits from a high standard of fixtures & fittings with many original features retained. Having gas central heating (Combi boiler- new in 2019 & serviced) plus uPVC double glazing. Subtly decorated throughout the property offers entrance hall, reception room with feature inset brick hearth & log burner, splendid extended dining kitchen with integrated appliances & raised ceiling with Velux windows & two sets of french doors leading onto the rear composite decking and gardens. To the first floor main double bedroom with storage cupboard, second rear double bedroom with views over the gardens and superb family bathroom with White 4 Piece suite.

To the front of the property there is ample car standing spaces for 2 vehicles & side pathway to the rear. Superb fully enclosed rear South facing gardens with recently fitted composite decking area which offers a perfect settling for family and social outside entertaining. There is a neat well laid lawn area, side borders and substantial boundaries. Summer house with power & light. Shed and useful under house store.

### Additional Information

Gas Central Heating Valliant Combi Boiler- New in 2019 & serviced  
uPVC Double Glazing  
Gross Internal Floor Area - 70.3 Sq.m. / 756.6 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area - Brookfield Community School





## Entrance Hall

9'3" x 2'8" (2.82m x 0.81m)

uPVC entrance door with stained glass top panel. Stairs climb to the first floor.

## Reception Room

13'2" x 12'4" (4.01m x 3.76m)

A delightful family reception room with front aspect window. Feature fireplace with wood surround and inset brick hearth with log burner. Picture rail & sunken spot lighting.

## Extended Dining Kitchen

16'2" x 7'7" (4.93m x 2.31m)

A fabulous open plan kitchen/dining space which is fitted with a range of Oak fronted wall, drawer and base units with complimentary work surfaces over and inset stainless steel sink unit with tiled splash backs. Integrated appliances include Electric Oven & newly fitted Hob in 2022 with Extractor over, Fridge/Freezer available by negotiation. Washing machine and newly fitted dishwasher in 2022. Useful Pantry store. Vaillant Combi Boiler (serviced) Wooden flooring. Side uPVC door leading to rear.



## Dining Area

12'5" x 8'2" (3.78m x 2.49m)

Raised ceiling with two Velux windows. Two double French doors which lead onto the recently installed composite rear decked area. Oak flooring.



## First Floor Landing

7'7" x 6'7" (2.31m x 2.01m)

Access to the attic space.

## Front Main Double Bedroom One

16'2" x 9'5" (4.93m x 2.87m)

Front aspect window. Fitted wardrobe over the stairs with hanging rail. Sunken spots, picture rail & original cast fireplace.

## Rear Double Bedroom Two

10'6" x 8'3" (3.20m x 2.51m)

A second double bedroom with rear aspect window overlooking the gardens. Picture rail.

## Family Bathroom

7'7" x 7'5" (2.31m x 2.26m)

Comprising of a White 4 piece suite which includes bathtub, double shower cubicle with mains shower, pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiled floor.





## Outside

To the front of the property there is ample car standing spaces for 2 vehicles & side pathway to the rear.

Superb fully enclosed rear South facing gardens with recently fitted composite decking area which offers a perfect settling for family and social outside entertaining. There is a neat well laid lawn area with side borders and substantial enclosed boundaries.

Summer house with power & light. Shed and useful under house store.



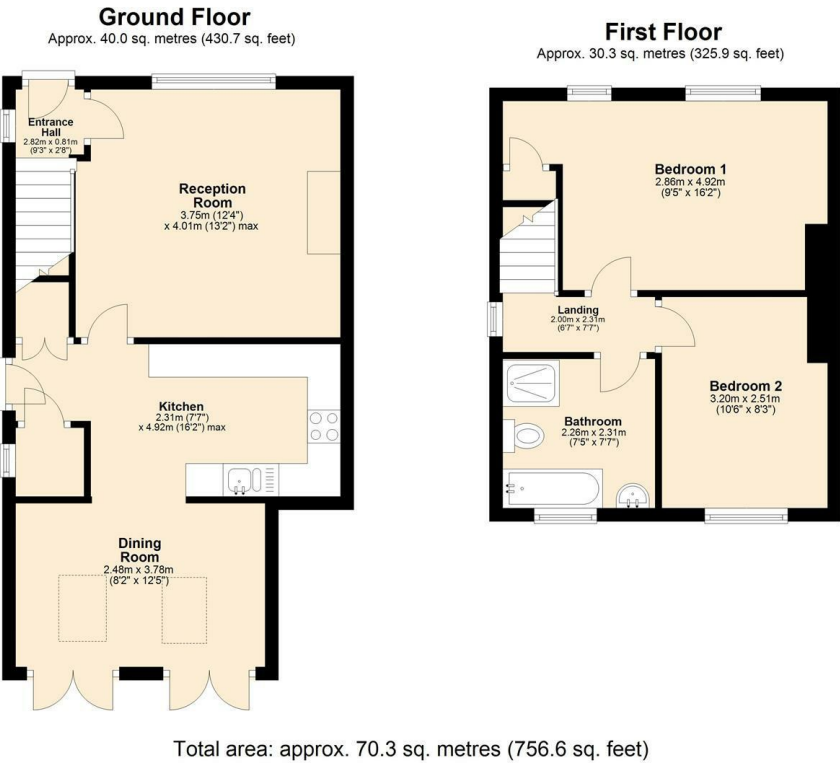
## School catchment areas

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.



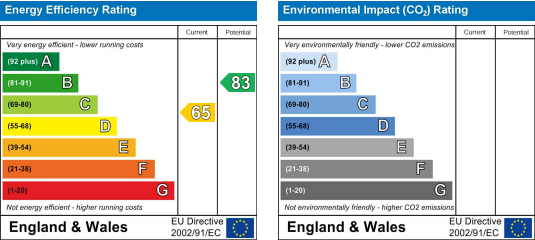
Floor Plan



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.

