



w**ards**
estate agents

34 Malvern Road
Brockwell, Chesterfield, S40 4DY

£315,000

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Offered to the open market with NO CHAIN!

Early viewing is recommended of this traditional bay fronted THREE BEDROOM SEMI DETACHED FAMILY HOUSE which offers scope for further extension (subject to consents). Situated in this highly sought after residential location close to all local amenities, well regarded schools, bus routes and within easy reach of the town centre.

Internally the accommodation benefits from gas central heating with a combi boiler and uPVC double glazing. Comprises of entrance hall, front family reception room, rear open plan re-fitted integrated kitchen and dining room with access to rear conservatory and WC off.

To the first floor main double bedroom with range of fitted bedroom furniture, second double bedroom with view over the rear gardens and a versatile third bedroom which could be used for office/study/home working space. Superb re-fitted family shower room with 3 piece suite.

Front low stone boundary walling and mature front lawn with side driveway which leads to the garage (restricted access) Generous rear enclosed gardens with pleasant aspect. Large area of lawn, mature trees and partially fenced/hedge boundaries. There is a greenhouse





Additional Information

Gas Central Heating- Alpha Combi boiler
uPVC Double Glazed windows/facias
Electrical Certificate 2022
Gross Internal Floor Area- 130.4 Sq.m/1404.1 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Outwood Academy Newbold

Front Entrance Hall

14'3" x 7'0" (4.34m x 2.13m)

Front uPVC entrance door into the spacious hallway with stairs to the first floor

Reception Room

13'9" x 11'0" (4.19m x 3.35m)

A good sized family reception room with front aspect bay window.

Re-Fitted Kitchen

9'9" x 8'9" (2.97m x 2.67m)

Comprising of a range of base and wall units with complimentary work surfaces and inset sink. Integrated oven, hob and feature extractor above. Space for dishwasher. Useful pantry store. Door leads into the rear Conservatory.

Dining Room

12'11" x 12'1" (3.94m x 3.68m)

A further reception/dining room with inset hearth. Internal wooden doors lead into the Conservatory.

uPVC Conservatory

18'5" x 7'0" (5.61m x 2.13m)

French doors lead into the rear gardens.

Cloakroom

5'4" x 3'3" (1.63m x 0.99m)

Low level WC

First Floor Landing

8'7" x 8'0" (2.62m x 2.44m)

Access to the attic space

Front Double Bedroom One

12'3" x 11'1" (3.73m x 3.38m)

Main double bedroom with front aspect window. Full range of fitted wardrobes with top boxes, dressing table, drawers and additional double wardrobe.

Rear Double Bedroom Two

12'10" x 12'3" (3.91m x 3.73m)

A generous second double bedroom which enjoys views over the rear gardens.





Front Single Bedroom Three

8'7" x 8'2" (2.62m x 2.49m)

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

Superb Shower Room

8'7" x 7'6" (2.62m x 2.29m)

A beautifully re-fitted family shower room comprising of a 3 piece suite which includes double walk in shower area with mains shower, and additional shower attachment, wash hand basin set in vanity cupboard and low level WC are set in housing. Ceiling and wall panelling with downlighting. Wall mirror toiletry cabinet. The Alpha Combi boiler is located in the shower room.



Brick Garage

22'2" x 9'10" (6.76m x 3.00m)

Restricted access from the drive.

Outside

Front low stone boundary walling and mature front lawn with side driveway which leads to the garage (restricted access)

Generous rear enclosed gardens with pleasant aspect. Large area of lawn, mature trees and partially fenced/hedge boundaries. There is a greenhouse.



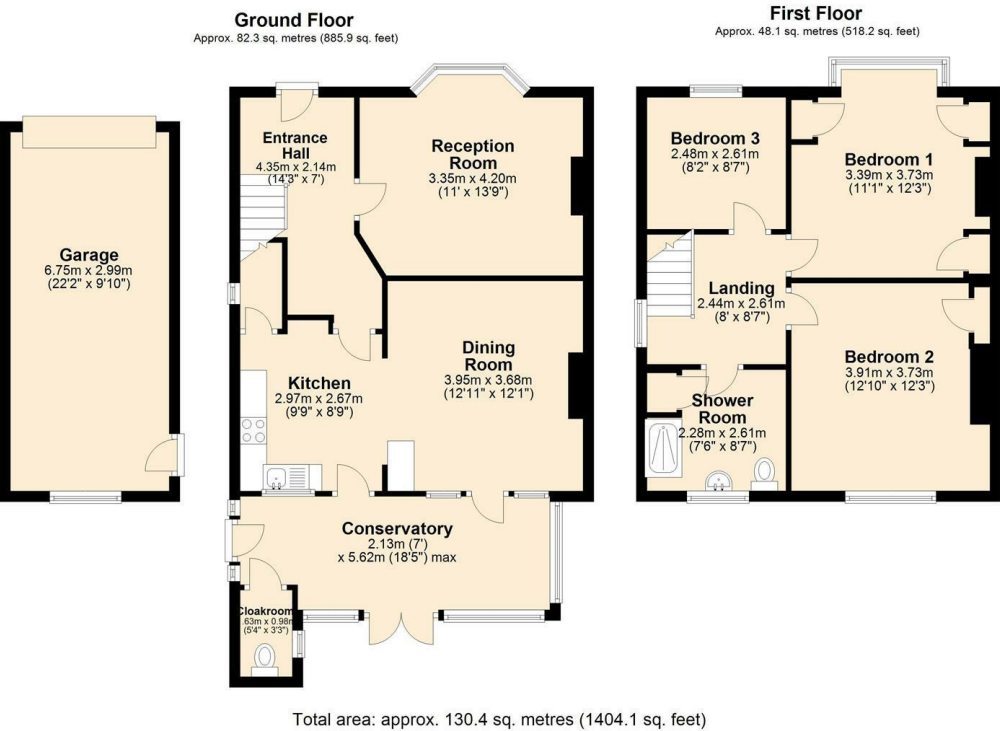
School catchment areas

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.

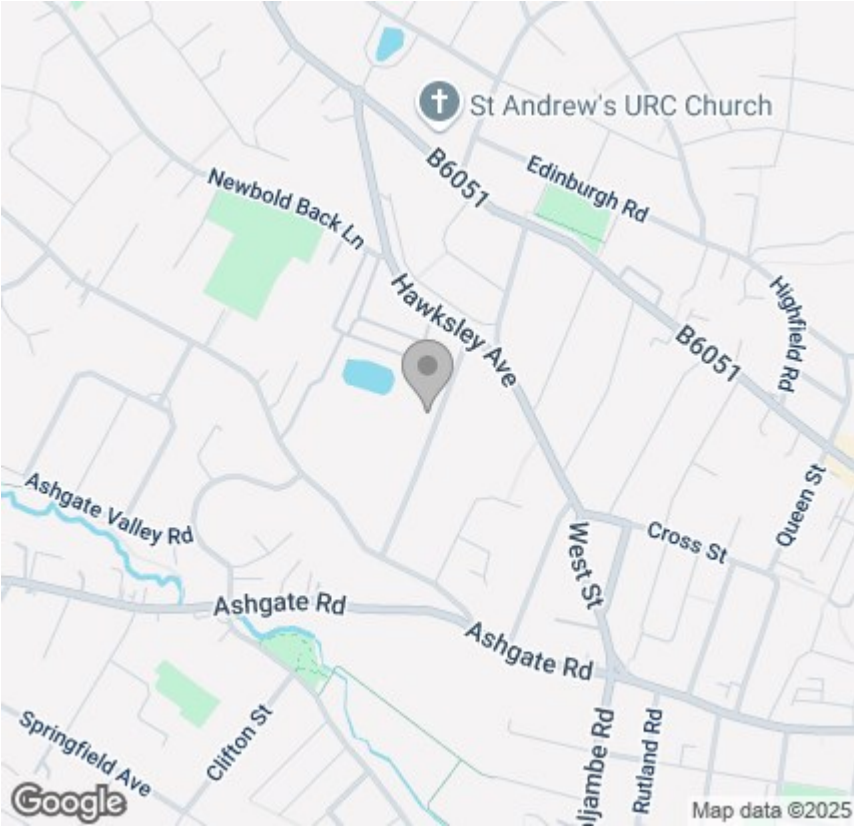
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan



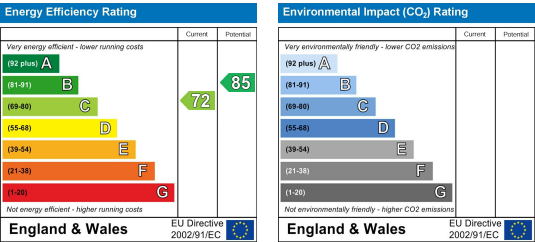
Area Map



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



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.

