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estate agents

Cromarty House 25 Bentham Road

Brockwell, Chesterfield, S40 4EZ

Guide price £650,000

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Offered to the market with NO CHAIN! A unique opportunity has arisen to view this impressive, impeccably presented and maintained FOUR/FIVE DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOME. Offers a wealth of charm and character and sits within this quite enviable private garden plot of just under a quarter of an acre. Situated in this highly sought after cul de sac, within walking distance of the Town Centre, yet with easy access to motorway networks & train station. Well placed for Linacre Reservoir/Holmebrook Valley Park & close to local amenities, shops, schools & bus services.

Professionally re-decorated, the well proportioned versatile family accommodation benefits from gas central heating (Combi boiler) and uPVC double glazing. Internally rear entrance hallway, utility, study/bed 5, stunning breakfasting kitchen, pantry, garden room, cloakroom/WC, dining room and splendid reception room. To the first floor Principal bedroom with stylish bedroom furniture and exquisite en suite shower room, guest bedroom with fitted wardrobes, 3rd bedroom with fitted wardrobes and versatile 4th bedroom which could also be additional study. Luxury family bathroom with superb 3 piece bathroom suite.

Front gated entrance, tree lined driveway which provides ample car parking spaces and leads to additional parking/caravan/camper van standing for up to 10-12 vehicles plus garage. Mature side gardens with established Sycamore trees(TPO's) Meticulous front landscaped gardens with impressive perimeter conifer screen feature hedge. This provides an enviable, private setting, for family and social enjoyment. Superb hexagonal stone paved patio area & manicured lawns. There are several, gloriously stocked beds with an abundance of enviable plants, flowers and shrubbery. To the side of the property there is a tucked away ,sun blessed paved patio area, ideal for a peaceful relaxation area.

Additional Information
Gas Central Heating- Alpha Combi Boiler(2010)serviced 2025
uPVC Double Glazed windows/facias/soffits
Gas Fires are piped but currently not connected
Security Alarm System. Cavity Wall Insulation
There are Tree Preservation Orders on the Sycamore Trees, but not the Oak Tree
Gross Internal Floor Area- 232.5 Sq.m/ 2502.7 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area - Outwood Academy Newbold

Spacious Entrance Hall
8'2" x 5'10" (2.49m x 1.78m)
uPVC entrance door.

Utility Room
10'1" x 8'1" (3.07m x 2.46m)
Comprising of a range of base and wall units with complimentary work surfaces, inset stainless steel sink unit with tiled splash backs. Space for washing machine and dryer. Alpha Combi Boiler (2010)serviced in 2025. Tiled floor. Door into garage.





Study/Bedroom Five

13'7" x 10'1" (4.14m x 3.07m)

A versatile room which is currently utilised as a study but could easily be a ground floor double bedroom. With double wall/floor insulation. Range of wardrobes with sliding doors. Potential for Air B & B or elderly/disabled accommodation.

Inner Hallway

15'7" x 11'11" (4.75m x 3.63m)

Staircase which climbs to the first floor.

Impressive Breakfasting Kitchen

15'11" x 11'0" (4.85m x 3.35m)

Superb 'Magnet' ultra modern range of base and wall units with flush finish, corner carousels with lighting and complimentary slimline work surfaces having an inset stainless steel sink with boiling tap and splash backs. Integrated electric double oven, microwave and 6 ring induction hob with feature extractor fan above. Integrated dishwasher and fridge. Inset wall mounted TV. Breakfast bar with seating space. Plinth lighting.



Pantry Store

8'6" x 7'11" (2.59m x 2.41m)

Complete with floor to ceiling cupboards which include shelving, pantry and additional corner cupboard. Tiled floor and glazed door to gardens

Garden Room

11'11" x 7'9" (3.63m x 2.36m)

A lovely uPVC rear garden room provides the ideal space for relaxation and enjoyment. Includes cosy fitted seating, French doors leading out onto the patio.

Splendid Family Reception Room

16'1" x 16'1" (4.90m x 4.90m)

Well proportioned family living room being the 'Hub' of this delightful family home. Feature cast fireplace with wooden surround and gas-fire with tiled hearth. Patio doors onto the patio and glorious gardens.

Formal Dining Room

16'1" x 11'6" (4.90m x 3.51m)

A light and airy formal dining room which benefits from two rear aspect windows. Fireplace with wooden surround and cast fire with tiled hearth (there is no gas connected currently)

Cloakroom/WC

7'9" x 3'7" (2.36m x 1.09m)

Halving half panelled walls and ceiling and comprising of a 2 piece suite. Includes a pedestal wash hand basin and low level WC. Tiled flooring. Potential for converting to a shower room with the use of the external store room(subject to consents)

Front Canopy Porch with Store Room

4'3" x 3'7" (1.30m x 1.09m)

Front porch provides external access via a uPVC door to this store/garden room with water tap and lighting.

First Floor Landing

15'3" x 7'4" (4.65m x 2.24m)

Access to all of the first floor bedroom accommodation and has a superb feature window which provides plenty of natural light.

Principal Double Bedroom

16'4" x 16'1" (4.98m x 4.90m)

Generous, well presented, main double bedroom with front aspect window. Stylish range of bedroom furniture including floor to ceiling fitted wardrobes with surplus amounts of hanging, drawers and shelving.

Exquisite En-Suite

6'1" x 5'6" (1.85m x 1.68m)

Being fully tiled and comprising of a 3 piece suite. Includes shower cubicle with spa shower and inset toiletry shelf, pedestal wash hand basin set upon Walnut vanity unit and low level WC. Feature inset wall display with lighting. Additional toiletry cupboards, wall mounted mirror and chrome heated towel rail.

Double Bedroom Two

12'0" x 11'11" (3.66m x 3.63m)

Neutrally presented Guest bedroom with front aspect windows. Range of two double fitted wardrobes, over bed boxes and dressing table area.





Doubled Bedroom Three

12'9" x 11'5" (3.89m x 3.48m)

Neutrally presented with front aspect window. Range of two double fitted wardrobes with hanging and shelving.

Double Bedroom Four

10'8" x 8'7" (3.25m x 2.62m)

A fourth versatile spacious bedroom with rear aspect window that could also be used for additional study or home working if required.

Fully Tiled Shower Room

6'11" x 3'6" (2.11m x 1.07m)

Comprising of a double shower cubicle with electric shower. Chrome heated towel rail. Access to the insulated loft space.

Luxury Family Bathroom

7'8" x 7'0" (2.34m x 2.13m)

Being fully tiled and ceiling panelling with downlighting. Comprises an exquisite 3 piece bathroom suite, includes bath with rainfall shower, additional hair shower attachment/shower screen. Walnut fronted vanity unit with wash hand basin/fountain taps. Low level WC. Additional attractive Walnut vanity/toiletry cabinet. Wall fitted mirror. Tiled floor and concealed lighting. Chrome heated towel rail.



Attached Garage

22'0" x 7'5" (6.71m x 2.26m)

Having a replaced fibreglass roof. With lighting and power and double doors onto the rear courtyard/parking area. There is lighting and power.

Outside

Front wooden gated entrance leads into the long colour stoned tree lined driveway which provides ample car parking spaces and leads to additional parking/caravan/camper van standing for up to 10-12 vehicles in total and further access to the rear garage. Mature side gardens are set with an abundance of plants, shrubs and established Sycamore trees which do have tree preservation orders. Meticulously presented front landscaped gardens with impressive perimeter conifer screen feature hedge. This provides a quite enviable and extremely private setting for family and social enjoyment. Superb hexagonal stone paved patio area with low level walling and steps to the upper manicured lawns. There are several, gloriously stocked beds with an abundance of enviable plants, flowers and shrubbery. To the side of the property there is a tucked away, sun blessed paved patio area, ideal for a peaceful relaxation area. Front & rear external socket & water taps.



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

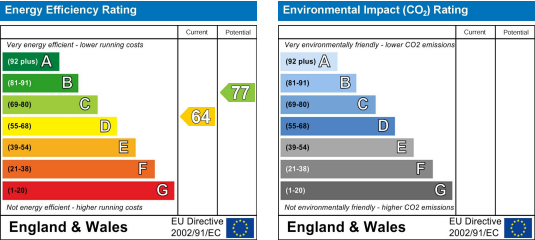


Total area: approx. 232.5 sq. metres (2502.7 sq. feet)

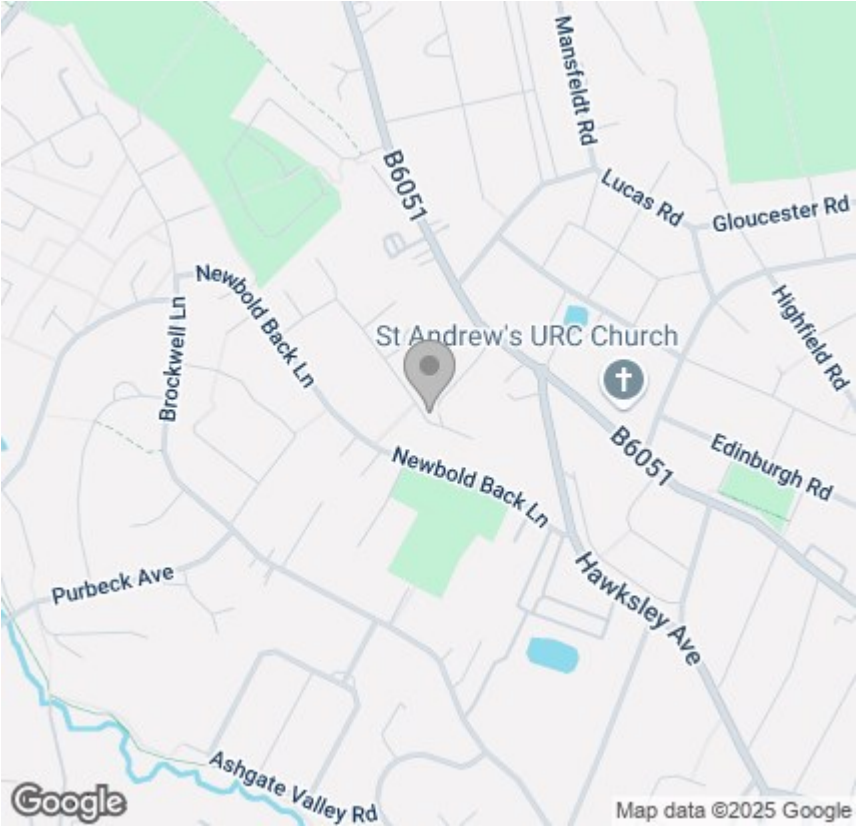
Viewing

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.

