



**w****ards**  
estate agents

**7 Linden Park Grove**

Brampton, Chesterfield, S40 1HY

**£360,000**



## 7 Linden Park Grove

Brampton, Chesterfield, S40 1HY

OFFERED WITH NO CHAIN!

We are delighted to present this generously proportioned FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE with a superb SOUTH FACING REAR GARDEN PLOT and is situated in this sought after location within this popular cul-de-sac located WITHIN BROOKFIELD SCHOOL CATCHMENT and also close proximity of surrounding walks, amenities and Chesterfield Town Centre.

Exceptionally well maintained and upgraded versatile family accommodation benefits from gas central heating, uPVC double glazing and 21 solar panels (owned by the vendor). Comprises of entrance hall, cloakroom/WC, family reception room, superbly upgraded Walnut Integrated Dining Kitchen with French doors onto the rear gardens. To the first floor principal double bedroom with superb en suite shower room, two further double bedrooms and versatile fourth bedroom which could also be used for office or home working space. Partly tiled family bathroom with 3 piece White suite.

Front open plan lawn area. Ample car parking is provided on the front driveway for 2 vehicles and leads to the access into the Integral Garage. There is an attractive side low maintenance border with colour gravel stones. Outside water tap. Secure gate leads to the side footpath and onto the rear gardens.

Delightful SOUTH FACING enclosed fully landscaped gardens! Generous stone patio with extended sun terrae area. Well established and mature sleeper edged vegetable boxes. Mature fruit trees including apple, cherry and plum. Substantially fenced boundaries. Greenhouse & shed.







### Additional Information

Gas Central Heating-Conventional Boiler serviced in 2024  
 uPVC Double Glazed Windows  
 uPVC fascias/soffits- new in 2021  
 21 Solar Panels owned by the vendor  
 Electric window blinds to kitchen & lounge  
 Blinds to 4 bedrooms & Bathroom  
 Gross Internal Floor Area- 1147.0 Sq.m/1235.1 Sq.Ft.  
 Council Tax Band -E  
 Secondary School Catchment Area - Brookfield  
 Community School

### Entrance Hall

16'10" x 5'11" (5.13m x 1.80m)

Composite entrance door leads into the hallway. Stairs climb to the first floor. Useful under stairs storage.

### Cloakroom/WC

5'6" x 3'4" (1.68m x 1.02m)

Comprising of a 2 piece suite which includes a wash hand basin in vanity units and low level WC. Solar panel controls and consumer unit.

### Reception Room

15'1" x 11'8" (4.60m x 3.56m)

A spacious family living room with two rear aspect windows which overlook the superb landscaped rear gardens. Laminate flooring and half glazed door into the hallway.

### Superb Integrated Kitchen

13'5" x 9'4" (4.09m x 2.84m)

Comprising of a Walnut range of base and wall units with complimentary work surfaces, inset composite sink unit and tiled splash backs. Newly installed integrated hob with extractor above, electric oven and microwave. Space for fridge-freezer, washing machine and dishwasher. Open plan access to the dining room. uPVC stable door leads to the side of the property with access to both front and rear of the property.

### Dining Room

9'4" x 9'3" (2.84m x 2.82m)

An ideal space for family dining and benefits from French doors leading onto the rear patio and gardens. There is laminate flooring.

### First Floor Landing

9'8" x 5'9" (2.95m x 1.75m)

Access via a retractable ladder to the insulated loft space.

### Principal Bedroom One

15'9" x 9'1" (4.80m x 2.77m)

A good sized main double bedroom with rear aspect window overlooking the gardens. Range of double wardrobes with sliding doors and further single wardrobe. Access to the en suite shower room.

### Luxury En Suite Shower Room

6'11" x 5'5" (2.11m x 1.65m)

Comprising of a 3 piece suite which includes a walk in shower area with attractive wall panelling and mains shower, wash hand basin set in vanity unit and low level WC. Chrome heated towel rail and laminate flooring.







### Front Double Bedroom Two

11'5" x 9'0" (3.48m x 2.74m)

A second double family bedroom with front aspect window. Double wardrobe with mirror fronted sliding doors. Laminate flooring

### Rear Double Bedroom Three

11'8" x 8'6" (3.56m x 2.59m)

A third double bedroom with rear aspect window which has views over the rear gardens. Laminate flooring.

### Rear Single Bedroom Four

7'11" x 6'10" (2.41m x 2.08m)

Fourth versatile bedroom which could also be used for office, study or home working space.

### Half Tiled Family Bathroom

8'10" x 6'8" (2.69m x 2.03m)

Comprising of a White 3 piece suite which includes panelled bath with shower spray, low level WC and pedestal wash hand basin. Airing cupboard with cylinder water tank.

### Integral Garage

16'10" x 8'4" (5.13m x 2.54m)

With lighting and power. The conventional boiler is located in the garage and was serviced in 2024.

### Outside

Front open plan lawn area. Ample car parking is provided on the front driveway for 2 vehicles and leads to the access into the Integral Garage. There is an attractive side low maintenance border with colour gravel stones. Front water tap. Secure gate leads to the side footpath and onto the rear gardens.

Delightful SOUTH FACING enclosed fully landscaped gardens! Generous stone patio with extended sun terrace area. Well established and mature sleeper edged vegetable boxes. Mature fruit trees including apple, cherry and plum. Substantially fenced boundaries. Greenhouse and shed.

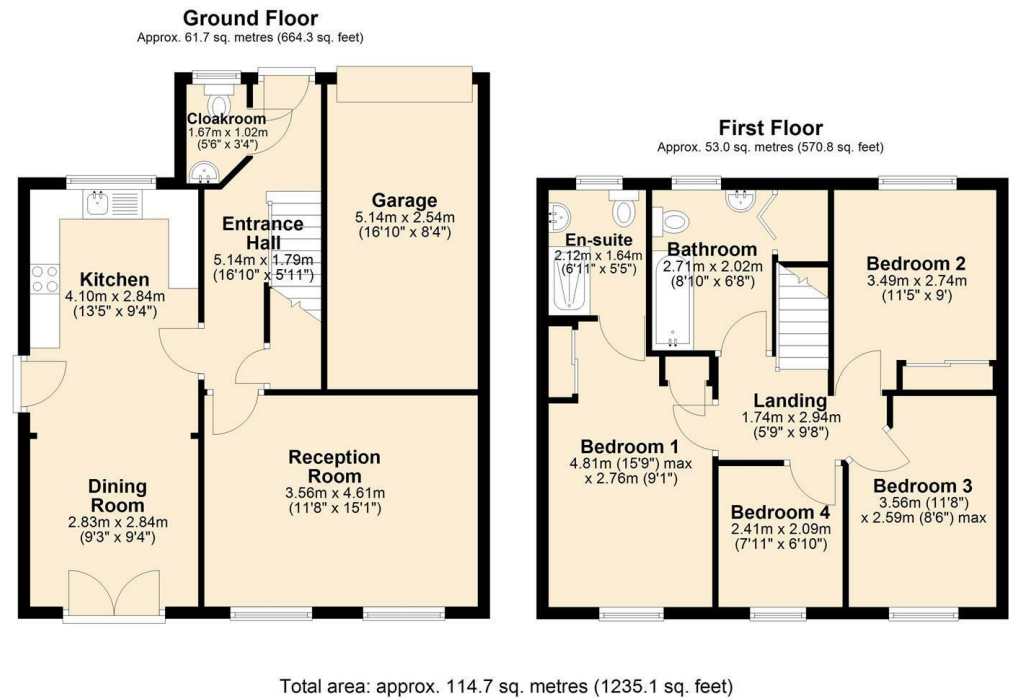
### School catchment areas

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.



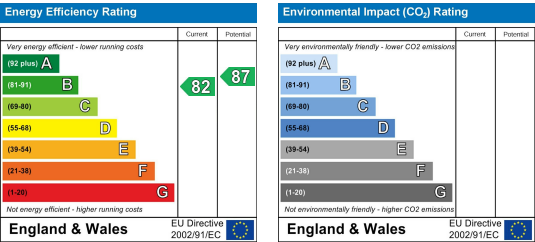
Floor Plan



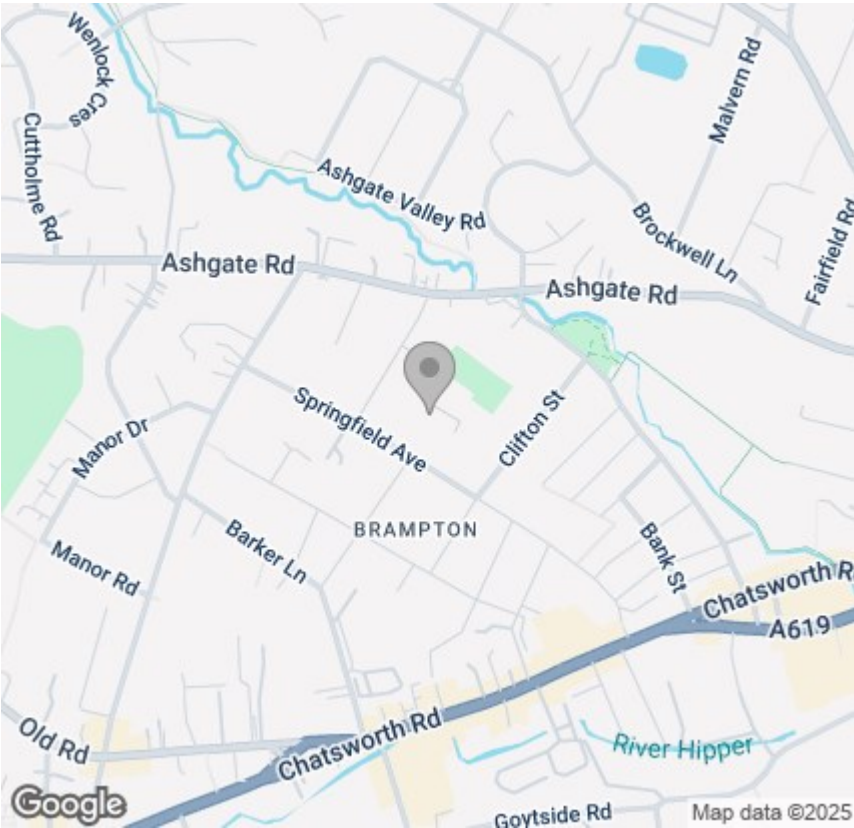
Viewing

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.

