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estate agents

Brookcroft 73 Gray Street

Clowne, Chesterfield, S43 4RT

Guide price £230,000

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Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!! Early viewing is highly recommended of this fully modernised THREE BEDROOM DETACHED BUNGALOW! Benefits from dual front driveway providing additional parking and attached garage.

Situated in this popular residential location which is close to all amenities, schools, bus routes and with good access to main commuter road links including M1 Motorway junctions 29a or 30.

Recently redecorated throughout, including new carpets and floor coverings the accommodation currently benefits from current gas and electrical certificates 2025, central heating with a Combi boiler(new in 2024 with 7 yr warranty & serviced) uPVC double glazing/facias/soffits and guttering and with security alarm system too.

Front substantial fenced and walled boundaries with wrought iron gates to both of the dual driveways provide plenty of option for parking. There is also an attached single garage. Low maintenance garden and side secure gate to the rear garden.

Enclosed rear low maintenance gardens with a good sized stone patio area, fenced and hedge boundaries and corner summer house which creates a perfect setting for outside social and family enjoyment.





Additional Information

Gas Central Heating-Alpha Combi Boiler- 7 year warranty from 2024 & serviced in 2024
Current Gas & Electrical Certificates available
uPVC double glazing
uPVC fascias/soffits/guttering
Recently redecorated throughout
New carpets and floor coverings throughout
Security Alarm System
Gross Internal Floor Area- 94.9 Sq.m/ 1021.9 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Heritage High School

Side Entrance Porch

5'10" x 3'0" (1.78m x 0.91m)

uPVC single door with leaded glazing. Internal glazed door into the hallway.

Internal Hallway

19'9" x 2'10" (6.02m x 0.86m)

Useful storage cupboard with plenty of shelving.

Reception Room

15'0" x 13'1" (4.57m x 3.99m)

Good sized family reception room with front leaded bay window. Fireplace currently with electric fire but would also be suitable for use of the chimney if required.

Integrated Kitchen

11'4" x 8'10" (3.45m x 2.69m)

Comprising of a range of base and wall units with complementary work surfaces and inset composite sink with tiled splash backs. Integrated electric oven and hob with extractor fan above. Integrated fridge freezer and wine chiller. Breakfast Bar Area.

Side Porch/Passageway

15'7" x 3'2" (4.75m x 0.97m)

uPVC front and rear doors. Access door into the garage.

Front Double Bedroom One

12'0" x 9'10" (3.66m x 3.00m)

Front aspect window.

Rear Double Bedroom Two

11'6" x 10'3" (3.51m x 3.12m)

A versatile bedroom that could be also used as dining room if required. Aluminium patio doors.

Rear Bedroom Three

11'6" x 6'3" (3.51m x 1.91m)

A third good sized bedroom with rear aspect uPVC escape window overlooking the gardens.





Superb Family Bathroom

8'3" x 5'11" (2.51m x 1.80m)

Being fully tiled and comprising of a White three piece suite which includes a shower bath with electric shower above, low level WC and pedestal wash hand basin. Chrome heated towel rail. Rear aspect window with obscure glazing. Vinyl flooring.

Attached Garage

19'2" x 8'10" (5.84m x 2.69m)

With lighting and power. Alpha Combi Boiler with 7 year warranty and serviced in 2024. Door from the side passage way. Space and plumbing for washer/dryer. Good loft storage space. Consumer unit.

Outside

Front substantial fenced and walled boundaries with wrought iron gates to both of the dual driveways provide plenty of option for parking. There is also an attached single garage. Low maintenance garden and side secure gate to the rear garden.

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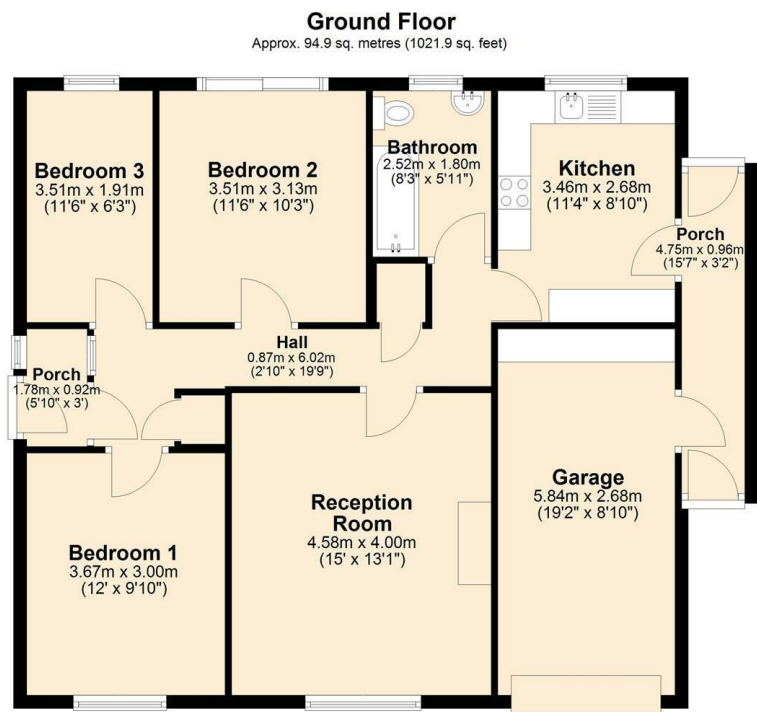
School catchment areas

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

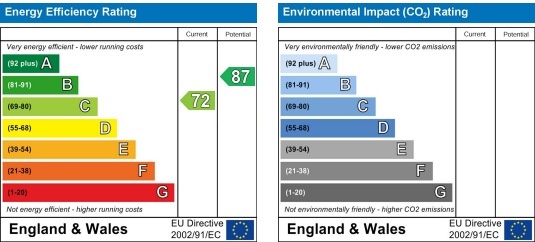


Total area: approx. 94.9 sq. metres (1021.9 sq. feet)

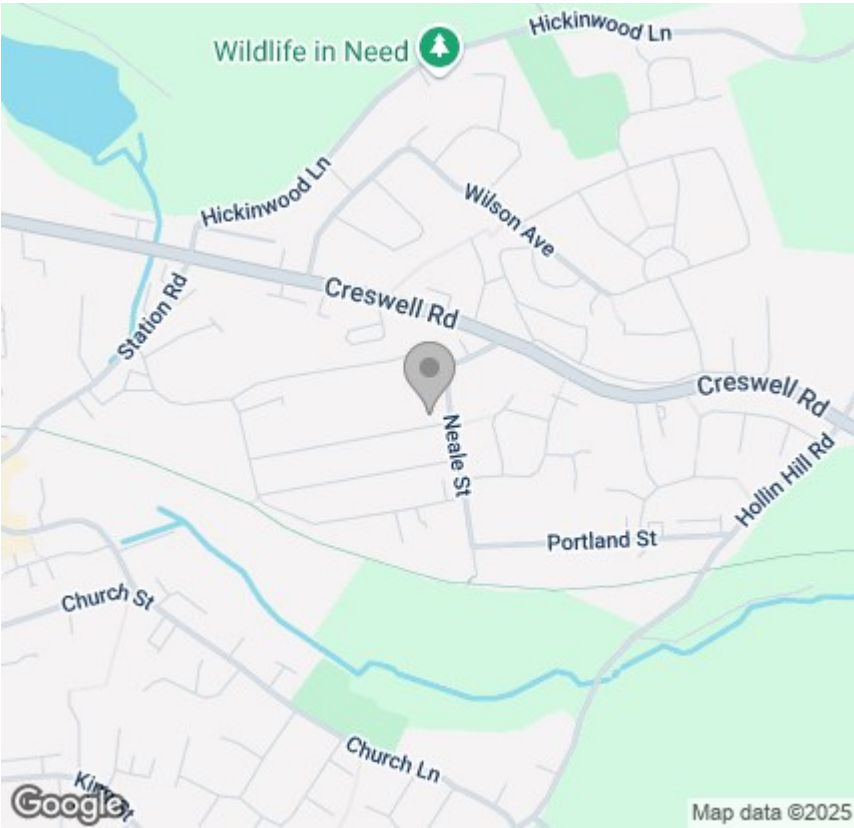
Viewing

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.

