



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

**210 Brockwell Lane**  
Brockwell, Chesterfield, S40 4EN

**£280,000**



## 210 Brockwell Lane

Brockwell, Chesterfield, S40 4EN

FABULOUS OFFER- REDUCED FOR QUICK SALE  
£280,000

We are delighted to present this outstanding fully refurbished THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE- situated on a fabulous WEST FACING garden plot!! Located 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 with major commuter road links and train station.

Neutrally decorated throughout, replastered, rewired (2025) new gas central heating system with a Baxi combi boiler(under warranty) in 2022, uPVC double glazing and comprises of front porch to entrance hallway, family reception room. superb kitchen with integrated appliances. To the first floor THREE DOUBLE BEDROOMS, luxury family bathroom with 2 piece suite and separate WC.

Open plan front garden lawn with established side borders. Driveway provides ample parking space and leads to the attached garage. Side gate and footpath with access to external store.

Fabulous rear enclosed WEST FACING gardens with substantial Laurel hedge boundaries. Good sized paved patio, well tended lawns and mature well stocked side borders. Vegetable plot area with established beds and garden shed. A perfect setting for family and social outside entertaining.

### Additional Information

Gas Central Heating system all renewed 2022. Baxi Combi Boiler under warranty

Rewired - 2025

Replastered internally with new internal doors.

uPVC Double Glazed Windows

Gross Internal Floor Area-112.5 Sq.m/1211.2 Sq.Ft.

Council Tax Band -C

Secondary School Catchment Area -Outwood Academy Newbold

### Front Porch

uPVC front half glazed entrance door into the hallway







### Front Entrance Hall

9'7" x 6'3" (2.92m x 1.91m)

A spacious entrance hall with half glazed uPVC door. Useful storage cupboard where the consumer units is located. Vinyl flooring and stairs climbing to the first floor.

### Reception/Dining Room

21'10" x 10'4" (6.65m x 3.15m)

A beautiful neutrally presented family living/dining room. Enjoys plenty of natural light from the dual aspect windows and has pleasant views over the rear gardens. Feature inset display hearth.

### Superb Integrated Kitchen

11'5" x 9'7" (3.48m x 2.92m)

Comprising of a quality range of base and wall units with complementary work surfaces with upstands and inset stainless steel sink unit. Integrated electric oven, hob and extractor fan above. Integrated slimline dishwasher and fridge freezer. Tiled flooring. Views over the rear gardens. Pantry with useful shelving. Concealed lighting. Side uPVC door leading to external path and gardens.

### Pantry

4'5" x 2'10" (1.35m x 0.86m)

Great storage pantry with plenty of useful shelving.

### Spacious First Floor Landing

12'0" x 6'0" (3.66m x 1.83m)

Access to the insulated loft space via a retractable ladder. There is lighting and boarding.

### Front Double Bedroom One

13'11" x 12'0" (4.24m x 3.66m)

A good sized main double bedroom with front aspect window. Range of part mirror fronted fitted wardrobes.

### Rear Double Bedroom Two

12'11" x 9'7" (3.94m x 2.92m)

A second generous double bedroom with rear aspect window. Useful walk into storage cupboard.

### Storage

6'5" x 2'5" (1.96m x 0.74m)

A useful walk-in storage cupboard.

### Front Double Bedroom Three

12'0" x 8'6" (3.66m x 2.59m)

A third double bedroom with front aspect window. A versatile room which could also be used for office/homeworking.

### Luxury Family Bathroom

7'1" x 6'5" (2.16m x 1.96m)

Mostly tiled and comprising of a two piece suite which includes bath with fountain taps and rainfall shower above with additional shower spray and screen. Wash hand basin with fountain taps and is set in attractive vanity unit.

Feature heated towel rail. Complimentary vanity/toiletry cupboard. Wall mirror with touch screen lighting.

### Cloakroom/WC

6'5" x 2'7" (1.96m x 0.79m)

Comprising of a low level WC.







### Outside

Open plan front garden lawn with established side borders. Driveway provides ample parking space and leads to the attached garage. Side gate and footpath with access to external store.

Fabulous rear enclosed WEST FACING gardens with substantial Laurel hedge boundaries. Good sized paved patio, well tended lawns and mature well stocked side borders. Vegetable plot area with established beds & garden shed. A perfect setting for family and social outside entertaining.

### Attached Garage

18'0" x 8'8" (5.49m x 2.64m)

With lighting and power. The Baxi Combi boiler (under warranty) is located in the garage.

### External Store

5'10" x 2'9" (1.78m x 0.84m)

Excellent storage store access from the side footpath.



### School catchment areas

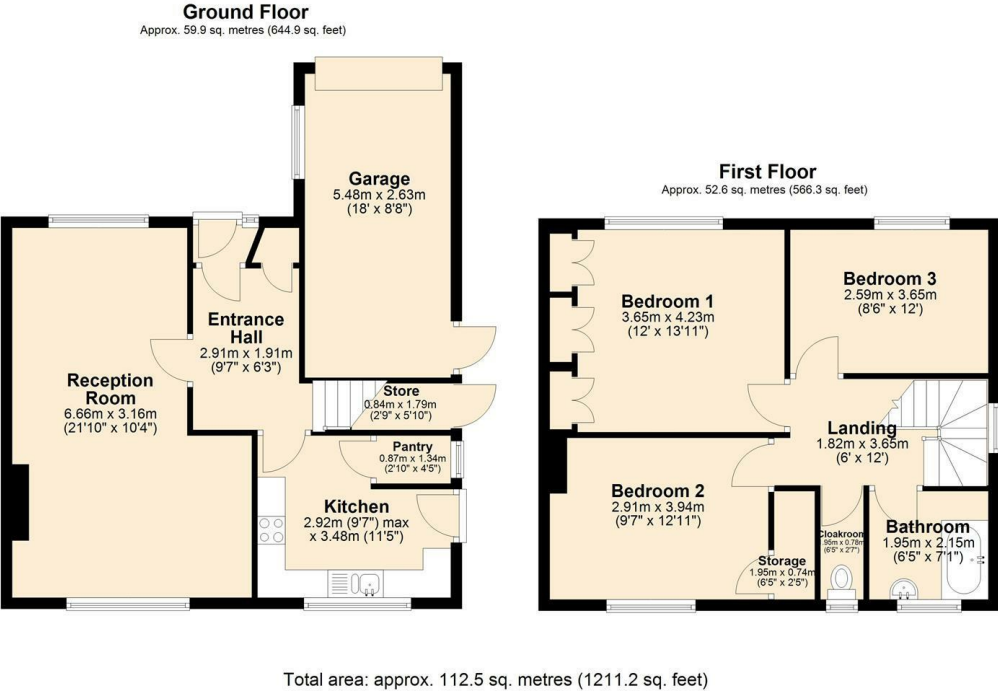
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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.



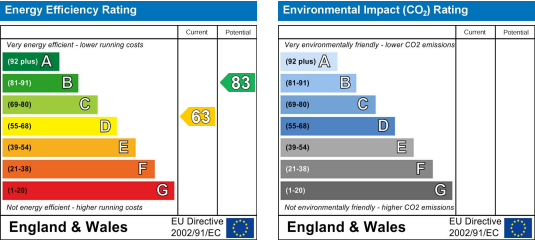
Floor Plan



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.

