



w**ards**
estate agents

8 Headland Road
Brimington, Chesterfield, S43 1QT

£385,000

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Wards are proud to offer you this impressive, superbly styled and immaculately presented Extended Four DOUBLE bedroomed family detached house with NO upward chain, situated in a sought after cul de sac setting. Internal inspection imperative to fully appreciate this superb property. Conveniently situated for the local amenities in Brimington and for access into the Town Centre, Staveley and main commuter links via the A61/A617 and Motorway J 29/29a

Deceptively spacious, this home offers over 1300sq. ft of flexible, well ordered accommodation set across two levels including fabulous entertaining spaces, including an extended Solid Oak fitted Dining Kitchen with french doors leading onto the block paved patio and landscaped rear garden with breathtaking views. Separate Generous Reception Room with attractive wall panelling. To the first floor Principal Bedroom with high quality range of fitted furniture and Luxury Re-fitted en-suite wet room, Three further double bedrooms all with fitted furniture and Fully Re-fitted contemporary modern Family bathroom.

There is an extensive frontage with a Block Paved Driveway with parking for 5/6 cars that leads to the Integral Garage(17'2 x 8'0), low level lighting on daylight timer switches and path and gate to the side of the property giving access to the.....

South Facing fully enclosed, landscaped rear garden. Comprising of an extensive low level walled and blocked paved patio, with a broad step leading to a delightful Indian stone paved patio terrace area, with a level Astro turf lawned area, having a raised mature planted flower bed, all fully enclosed with quality side fencing and a rear dry stone wall. A perfect setting for family and social outside entertaining.

Additional Information

Gas Central Heating-
uPVC fascias/soffits
Gross Internal Floor Area- 140.9Sq.m/ 1517.1 Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area -Springwell Community College

Gas central heating(British Gas Combi Condensing Boiler - Serviced Oct 2018)
uPVC double glazed windows, Fascias, Soffits & Gutters
Composite Front door, Alarm System, Council Tax Band - D
Secondary School Catchment Area - Springwell Community College & Close proximity to Netherhorpe School

Porch

4'3" x 2'11" (1.30m x 0.89m)

A Composite front double glazed door opening into the ...

Entrance Hall

19'1" x 5'9" (5.82m x 1.75m)

A spacious entrance hall with a staircase which rises to the First Floor accommodation, and door leading to the





Cloakroom/WC

6'7" x 3'3" (2.01m x 0.99m)

Being fully tiled and re-fitted with a wash hand basin and low flush WC. Towel rail, sunken spots and tiled floor.

Splendid Open Plan Dining Kitchen

23'8" x 18'1" (7.21m x 5.51m)

Superbly fitted with a comprehensive range of Solid Oak wall, drawer and base units with integrated dishwasher and wine cooler, tiled splashbacks with complimentary work surfaces. Inset single drainer composite sink with mixer tap and window overlooking the front gardens, space for an American fridge.

A Stoves Range Cooker (included in the sale), Laminate Flooring & sunken spots

With French doors which overlook and open onto the rear block paved patio.

Reception Room

18'9" x 11'8" (5.72m x 3.56m)

A generous front facing reception room with a Bow window, having a contemporary inset electric fire and inset display shelves. Attractive wall panelling.

First Floor Landing

14'2" x 8'2" (4.32m x 2.49m)

Exceptionally spacious having a access hatch to mostly boarded loftspace, a built-in storage cupboard and airing cupboard

Principal Bedroom One

14'7" x 12'1" (4.45m x 3.68m)

A generous front facing double bedroom, having a high quality range of cream bedroom furniture, including wardrobes, dressing table & drawers inset into the bay area and bedside cabinets with display shelves.

A door leads through into the ...

Re-fitted En Suite

7'0" x 4'10" (2.13m x 1.47m)

Being fully tiled and superbly re-fitted with a white 3-piece suite comprising walk-in shower area with mains shower, Keramag wall hung wash hand basin and concealed cistern WC. Heated towel rail and under floor heating

Rear Double Bedroom Two

11'7" x 9'7" (3.53m x 2.92m)

A rear facing double bedroom having a quality range of bedroom furniture, including wardrobes, top boxes, drawers and bedside cabinets with display shelves. Laminate Flooring.

Rear Double Bedroom Three

10'5" x 8'9" (3.18m x 2.67m)

Another rear facing double bedroom having a quality range of bedroom furniture, including wardrobes, top boxes, drawers and bedside cabinets.

Front Double Bedroom Four

9'11" x 8'9" (3.02m x 2.67m)

A front facing bedroom having a quality range of bedroom furniture, including wardrobe, top boxes, cupboards and desk.

Luxury Family Bathroom

8'4" x 5'1" (2.54m x 1.55m)

Being fully tiled and containing a white 3-piece suite comprising of tiled side panelled bath, with mains power shower and screen, vanity wash hand basin and concealed cistern WC both set within refitted Walnut vanity housing cupboards. Contemporary heated towel rail and tiled flooring.





Outside

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Garage

17'3" x 8'1" (5.26m x 2.46m)

With lighting and power. Combi Boiler and consumer unit.



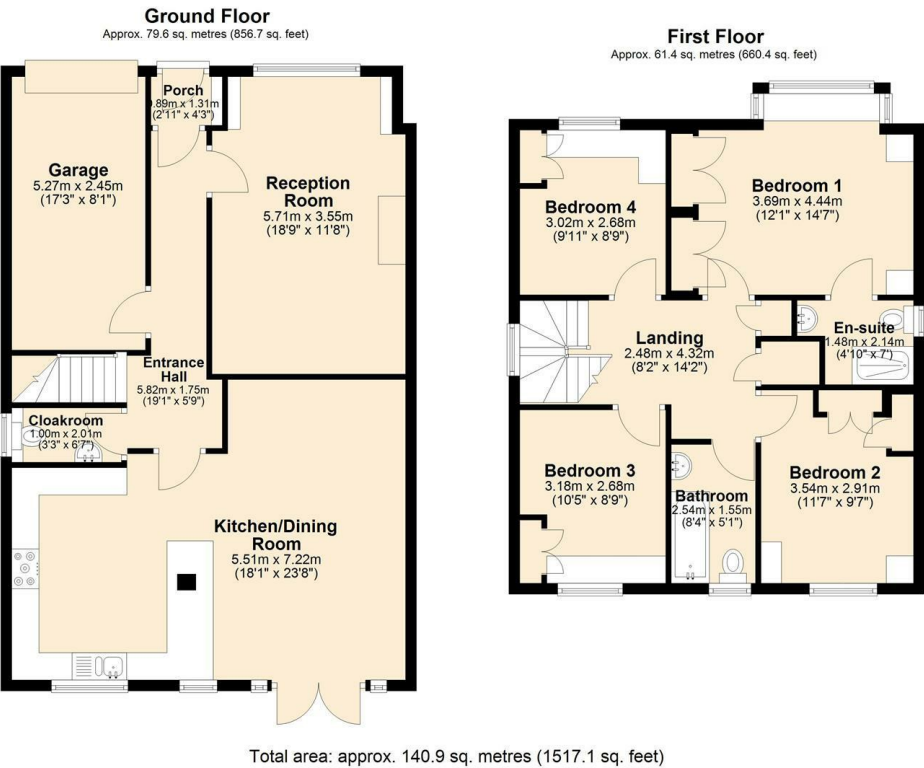
School catchment areas

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.



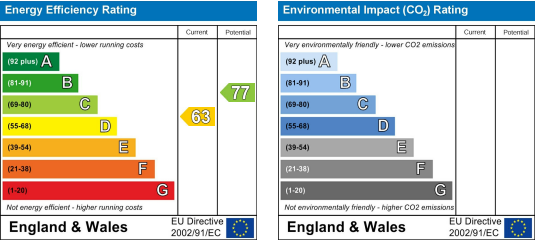
Floor Plan



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.

