



w**ards**
estate agents

6 Glenthorne Close

Brampton, Chesterfield, S40 3AR

£320,000

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Spacious THREE BEDROOM DETACHED FAMILY HOUSE which is situated in this extremely popular residential cul de sac which is located in this highly sought after location. Placed in the heart of Brampton with splendid access for all local amenities, schools, pubs, restaurants, bistro's, bus routes, town centre & train station and within Brookfield School Catchment Area, having both Old Hall and Westfield Schools within very close proximity.

Internally the accommodation benefits from gas central heating with a Combi Boiler (2024 and part uPVC/part sealed unit double glazing. Offering entrance hall, cloakroom, kitchen, family reception room with study room, rear conservatory. To the first floor main double bedroom, two further bedrooms and family bathroom with 3 piece suite.

Generous front block paved driveway which provides ample car parking for several vehicles and leads to the attached garage. Mature borders.

Good sized enclosed SOUTH FACING REAR GARDENS which include a well tended lawn and mature trees. Tree Preservation Order to the rear garden tree. Garden shed

Scope for extension (subject to consents)





Additional Information

Gas Central Heating-New Ideal Combi Boiler 2024
part uPVC double glazing/ part sealed unit double glazing
uPVC fascias/soffits
Gross Internal Floor Area-126.2 Sq.m/ 1358.2 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Brookfield Community School

Entrance Hall

17'3" x 10'9" (5.26m x 3.28m)

uPVC entrance door. Useful under stairs storage cupboard. Stairs climb to the first floor.

Cloakroom/WC

4'8" x 3'1" (1.42m x 0.94m)

Comprising of a 2 piece suite with low level WC and wash hand basin.

Kitchen

12'3" x 8'9" (3.73m x 2.67m)

Comprising of a range of base and wall units with inset stainless steel sink unit. Space for washing machine, space for cooker and fridge. Ideal Combi Boiler new in 2024. Side access to utility.

Utility Room

8'1" x 7'3" (2.46m x 2.21m)

Base and wall units with space for fridge. Sliding doors to the front and rear door to gardens.

Reception Room

19'9" x 10'11" (6.02m x 3.33m)

Rear aspect family living room with wood surround fireplace with marble back and hearth with gas-fire. Sliding patio doors to the lean to Conservatory/Sun Room

Conservatory

9'10" x 7'7" (3.00m x 2.31m)

Sliding door to the gardens. Access to the study

Study

10'11" x 8'11" (3.33m x 2.72m)

Sliding patio doors.

First Floor Landing

9'5" x 5'10" (2.87m x 1.78m)

Rear Double Bedroom One

13'10" x 10'11" (4.22m x 3.33m)

Rear aspect window and range of built in cupboards.





Front Double Bedroom Two

11'11" x 10'4" (3.63m x 3.15m)

A second double bedroom with range of built in cupboards. Wash hand basin set in vanity cupboard.

Rear Single Bedroom Three

8'1" x 7'6" (2.46m x 2.29m)

A versatile third bedroom with built in cupboard. Access to the insulated loft space with boarding.

Family Bathroom

7'8" x 5'5" (2.34m x 1.65m)

Being half tiled and comprising of a 3 piece site which includes a pedestal wash hand basin, low level WC and bath with electric shower above.

Garage

16'8" x 8'11" (5.08m x 2.72m)

With lighting and power.

Outside

Generous front block paved driveway which provides ample car parking for several vehicles and leads to the attached garage. Mature borders.

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Garden shed

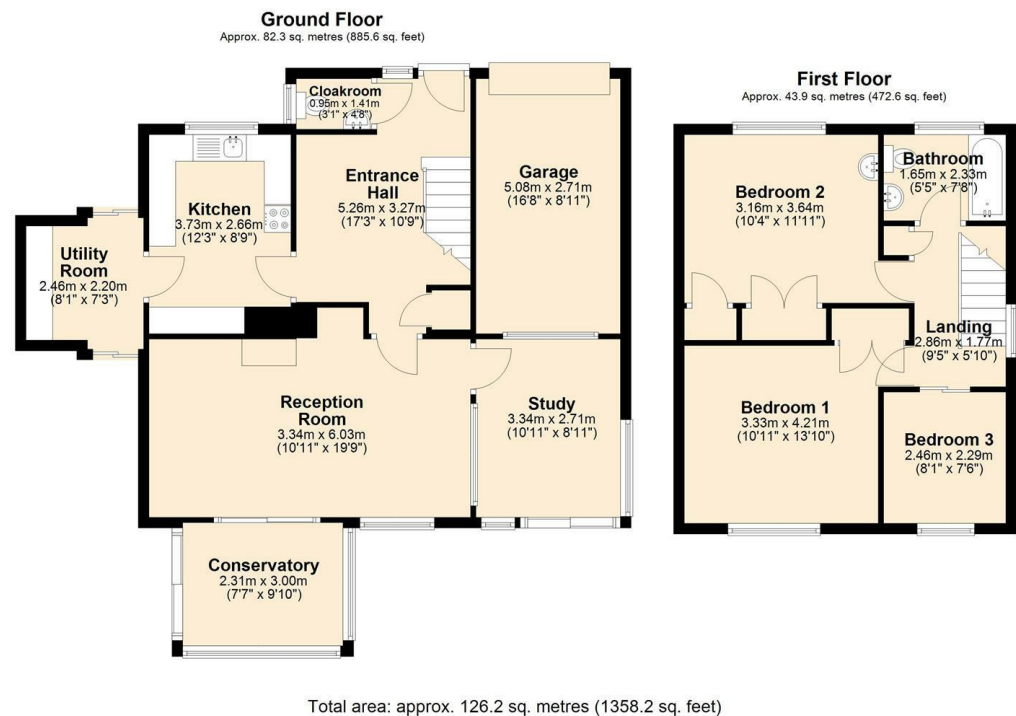
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School catchment areas

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.

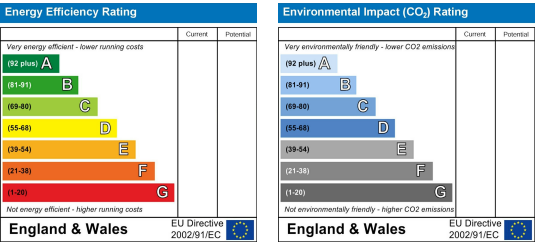
Floor Plan



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.

