



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

**1 The Glade**

Brampton, Chesterfield, S40 1NX

**£425,000**



# 1 The Glade

Brampton, Chesterfield, S40 1NX

We are extremely delighted to present this generously proportioned THREE BEDROOM/TWO BATHROOM DETACHED BUNGALOW situated in this extremely sought after cul de sac which is located in this ever popular residential setting, close to all local amenities, reputable schooling in Brookfield Catchment, bus routes and easy access into the town centre.

Immaculately presented accommodation benefits from gas central heating (new boiler in 2018) uPVC double glazing/facias/soffits & guttering. Internally comprises of front entrance hall, family reception room open plan to the dining room which leads into the Integrated breakfasting kitchen with Granite work surfaces and breakfast bar, open plan to the Conservatory with lantern roofline. Inner hallway leads to the principal double bedroom with superb range of bedroom furniture(2022), exquisite fully tiled en suite, second double bedroom with range of fitted wardrobes(2022), luxury fully tiled family bathroom and third spacious bedroom quality range of fitted wardrobes and desk area (2022)

The Glade is an unadopted road. The tarmac area is a shared responsibility between the three bungalows that occupy it.

Side stone boundary walling to the front generous concrete driveway which provides ample parking for several vehicles, camper van or caravan standing. Detached Double Garage.

South facing enclosed rear landscaped gardens with stone feature patio and pathways. Artificial turf garden area with colour gravel borders and substantially fenced boundaries. Wrought iron secure gate lead into the rear gardens. Outside lighting and water tap.

## Additional Information

Gas Central Heating-Baxi Condensing Boiler -Installed 2018- Serviced annually with Blue Flame  
Gas Fire is also serviced with Blu Flame annually  
Fitted smoke detectors  
Security Alarm System  
uPVC Double Glazed windows  
uPVC fascias/soffits/guttering  
Gross Internal Floor Area-133.2Sq.m/1434.1Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -Brookfield Community School

## Additional Items Available

Carpets, curtains/blinds, bedside drawers (Main Bedroom)  
Light fittings, fitted refrigerator and washing machine, none fitted freezer and microwave oven available if required.

## Front Entrance Hall

10'2" x 6'1" (3.10m x 1.85m)

Spacious entrance hallway with front composite entrance door. Laminate flooring.







## Breakfasting Kitchen

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

Refitted in 2016 and comprises a range of soft closing base and wall units with complimentary Granite work surfaces with inset composite sink and tiled splash backs. Integrated double oven, gas hob and extractor fan. Inset microwave. Waste Disposal unit, space for fridge and washing machine with cupboard front. Breakfast Bar area with cupboards below. Open plan to the Conservatory/Garden Room and Internal French doors to the Dining Area.

## Conservatory/Garden Room

10'8" x 9'0" (3.25m x 2.74m)

Superb conservatory with Lantern roofline and French doors leading onto the rear patio and gardens. Laminate flooring.

## Dining Room

11'11" x 10'7" (3.63m x 3.23m)

Well presented dining room with French doors leading onto the patio and rear gardens. Amtico flooring. Open plan to the reception room.

## Reception Room

17'0" x 11'8" (5.18m x 3.56m)

Well proportioned family reception room with front aspect bay window. Feature fireplace with marble back and hearth and gas-fire which is annually serviced.

## Inner Hallway

13'5" x 5'11" (4.09m x 1.80m)

Two useful store cupboards (one with lighting) Access to the bedroom accommodation. A retractable ladder gives access to the insulated loft space which has boarding and lighting and is where the Baxi conventional boiler (2018) and cylinder water tank are located

## Principal Double Bedroom

12'8" x 10'1" (3.86m x 3.07m)

Beautifully presented main double bedroom with rear aspect window overlooking the gardens. Quality range of fitted wardrobes fitted in 2022 which include two doubles, center wardrobe, set of complimentary drawers and bedside cabinets.

## Luxury En - suite

6'6" x 5'2" (1.98m x 1.57m)

Being fully tiled and comprises a three piece suite with shower cubicle with electric shower, wash hand basin and low level WC set in vanity housing. Attractive wall cabinet with pelmet lighting.

## Front Double Bedroom Two

12'8" x 10'1" (3.86m x 3.07m)

A second double bedroom with front aspect window. Range of fitted wardrobes which include three double, part mirrored, wall cupboards, complimentary base and side cabinets, fitted 2022

## Front Bedroom Three

9'10" x 9'4" (3.00m x 2.84m)

A generous third bedroom with front aspect window. Range of fitted wardrobes in 2022, which include wall units and integrated desk area.

## Superb Family Bathroom

Being fully tiled and comprising of a 3 piece suite which includes a corner bath with mains shower, wash hand basin and low level WC set in very attractive vanity drawers and cupboards. Feature wall cabinets and pelmets. Amtico flooring and heated towel rail.

## Outside

The Glade is an unadopted road. The tarmac area is a shared responsibility between the three bungalows that occupy it.

Side stone boundary walling to the front generous concrete driveway which provides ample parking for several vehicles, camper van or caravan standing. Detached Double Garage. Open plan well tended lawned area.

South facing enclosed rear landscaped gardens with stone feature patio and pathways. Artificial turf garden area with colour gravel borders and substantially fenced boundaries. Wrought iron secure gate lead into the rear gardens. Outside lighting and water tap.





#### Detached Double Garage

17'3" x 17'2" (5.26m x 5.23m)

Includes lighting, power and remotely controlled doors. Completely rebuilt in 2019/2020 (piled with concrete base and reinforced steel).



#### School catchment areas

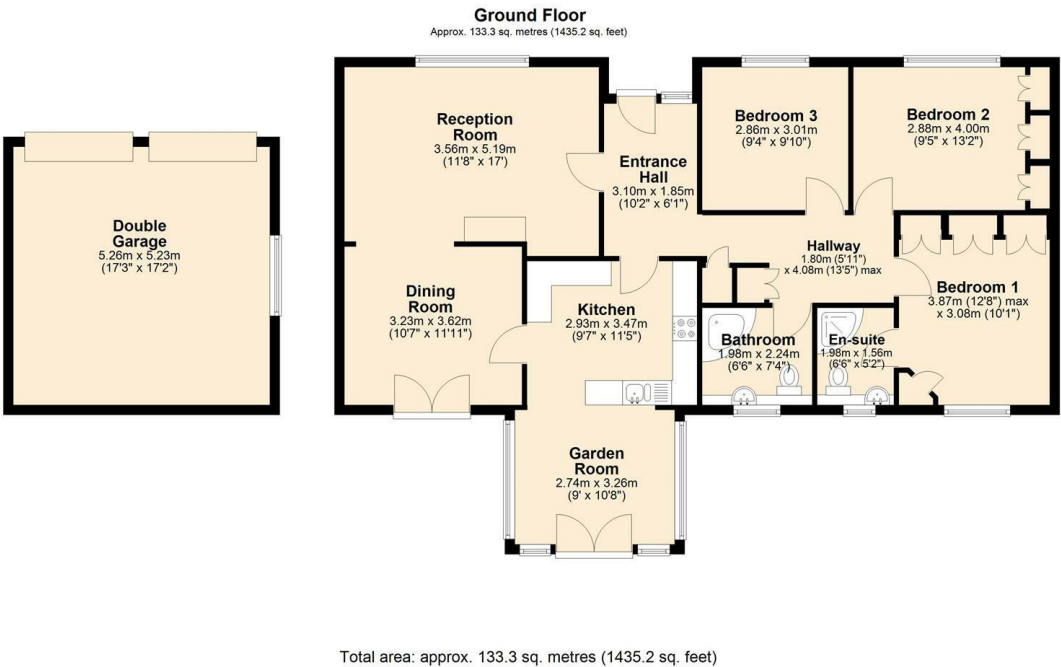
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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.



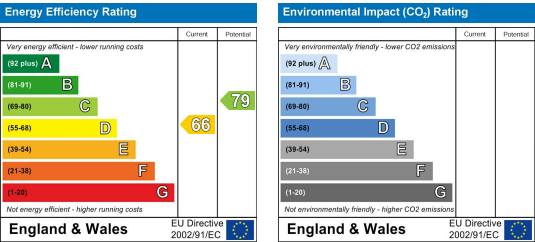
Floor Plan



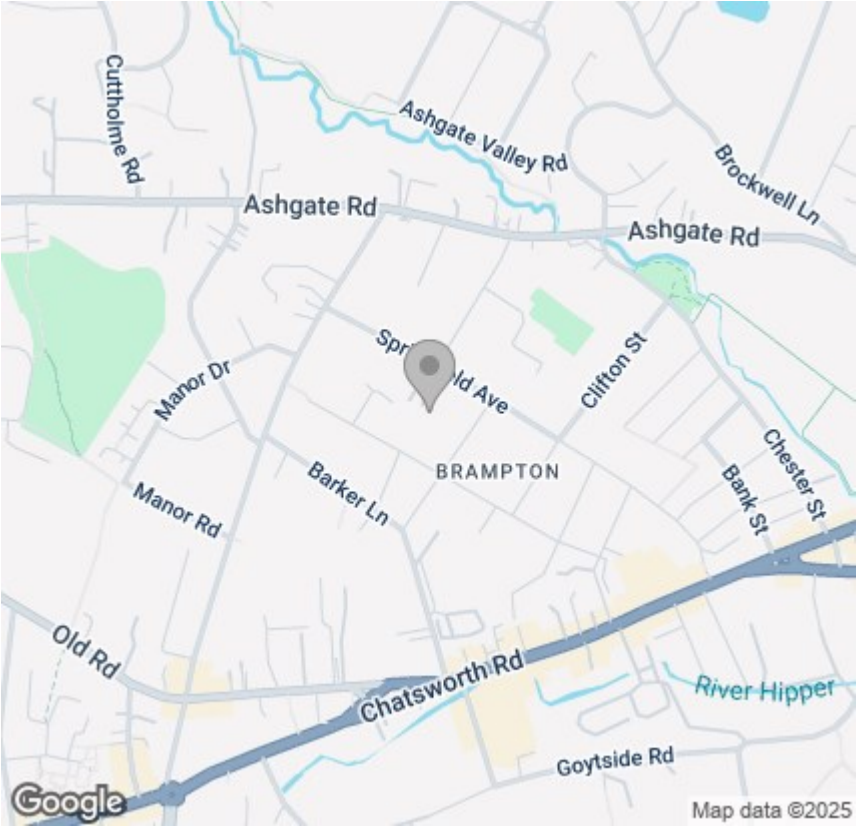
Viewing

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.

