



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

**9 Malvern Road**

Brockwell, Chesterfield, S40 4DX

**Guide price £250,000**



## 9 Malvern Road

Brockwell, Chesterfield, S40 4DX

Guide Price £250,000 - £260,000

Early viewing is recommended of this traditional bay fronted THREE BEDROOM SEMI DETACHED FAMILY HOUSE, which requires a full scheme of modernisation. Situated 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.

Internally the accommodation benefits from gas central heating with a combi boiler and uPVC double glazing. Comprises of spacious entrance hall, front family reception room, kitchen & rear separate dining room, which both lead into the conservatory.

To the first floor main double bedroom with fitted wardrobes, second double bedroom with view over the rear gardens and a versatile third bedroom which could be used for office/study/home working space. Shower room with vanity sink and W/C, also there is a separate W/C.

Front blocked paved driveway providing ample car parking spaces and access to the single detached garage.

Generous rear enclosed gardens with pleasant aspect. Patio area, large area of lawn, mature trees and partially fenced/hedge boundaries.







### Additional Information

Gas Central Heating - Ideal Logic 30 with a Hive Control  
uPVC double glazed windows  
Gross Internal Floor Area - 128.6Sq.m/  
1384.6Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area-Outwood  
Academy Newbold

### Entrance Hall

12'2" x 7'0" (3.71m x 2.13m)

Front uPVC entrance door into the spacious hallway with stairs to the first floor

### Reception Room

13'8" x 12'0" (4.17m x 3.66m)

A good sized family reception room with front aspect bay window, gas fire with hearth.

### Dining Room

12'11" x 12'2" (3.94m x 3.71m)

Separate dining room, with gas fire set upon hearth, and sliding doors leading into the conservatory.

### Kitchen

9'10" x 8'6" (3.00m x 2.59m)

Comprising of a range of Black gloss base and wall units with complimentary work surfaces, brown tiling and inset sink. Integrated double oven, hob and extractor above. Space for dishwasher. Door leads into the rear Conservatory.

### Conservatory

18'8" x 5'4" (5.69m x 1.63m)

Large conservatory with patio doors leading out onto the rear gardens.

### First Floor Landing

8'7" x 8'5" (2.62m x 2.57m)

Access into the boarded and insulated loft space. Boiler is located in the loft.

### Front Double Bedroom One

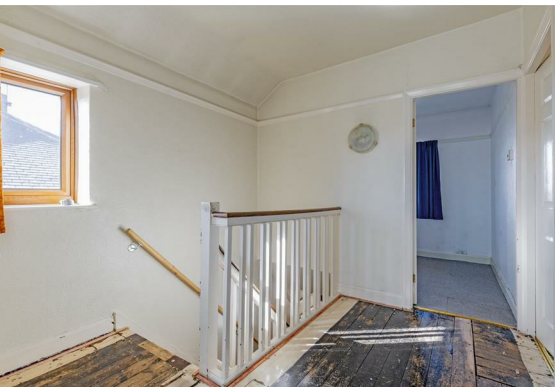
12'6" x 12'4" (3.81m x 3.76m)

Main bedroom with fitted wardrobes, with sliding doors.

### Rear Double Bedroom Two

13'0" x 12'2" (3.96m x 3.71m)

Good sized second bedroom, with views onto the rear garden.







### Front Single Bedroom Three

8'4" x 8'1" (2.54m x 2.46m)

Verisatle third bedroom, which could be used for home working / office.

### Shower Room

7'3" x 5'8" (2.21m x 1.73m)

Being partly tiled and comprising of a 3 piece suite, with shower cubicle with mains shower, wash hand basin set in vanity unit and low level W/C.

### Separate WC

5'10" x 2'7" (1.78m x 0.79m)

Low level WC

### Detached Garage

23'1" x 11'1" (7.04m x 3.38m)

Single detached garage, with power & lighting. Rear personal door.

### Outside

Front blocked paved driveway which provides ample car parking spaces, with fenced boundaries and access to the single detached garage.

Generous rear enclosed gardens with pleasant aspect. Patio area, large area of lawn, well established mature trees and partially fenced/hedge boundaries.

### School catchment areas

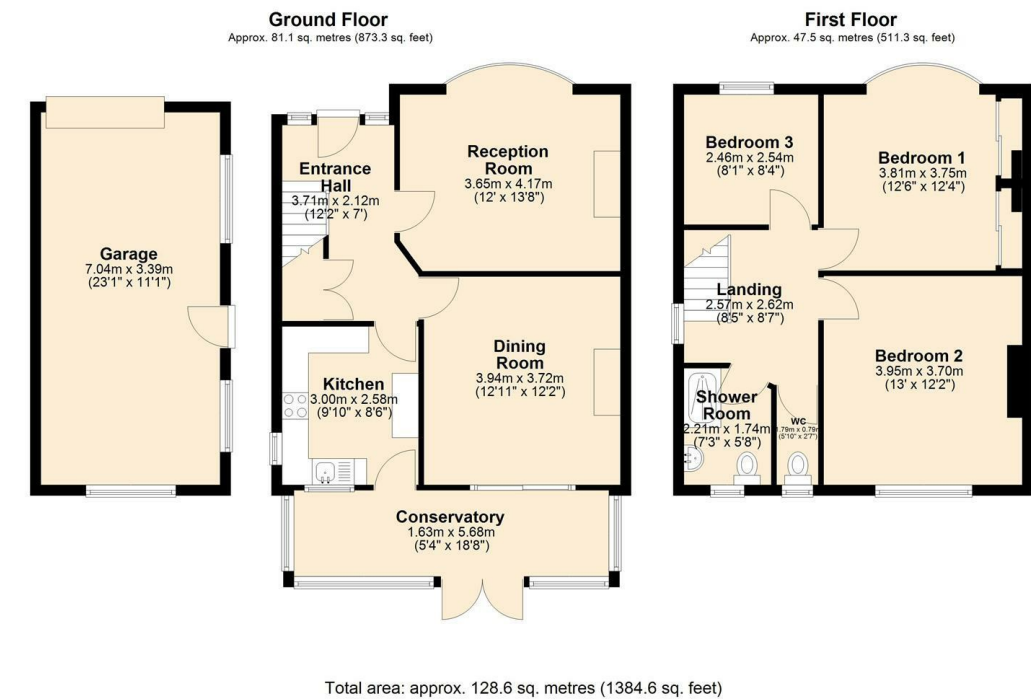
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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.





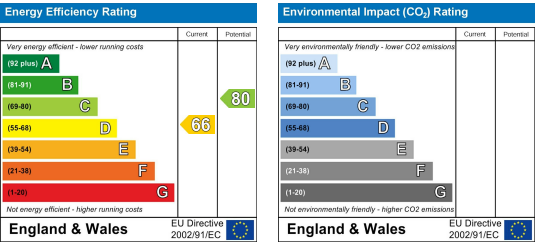
Floor Plan



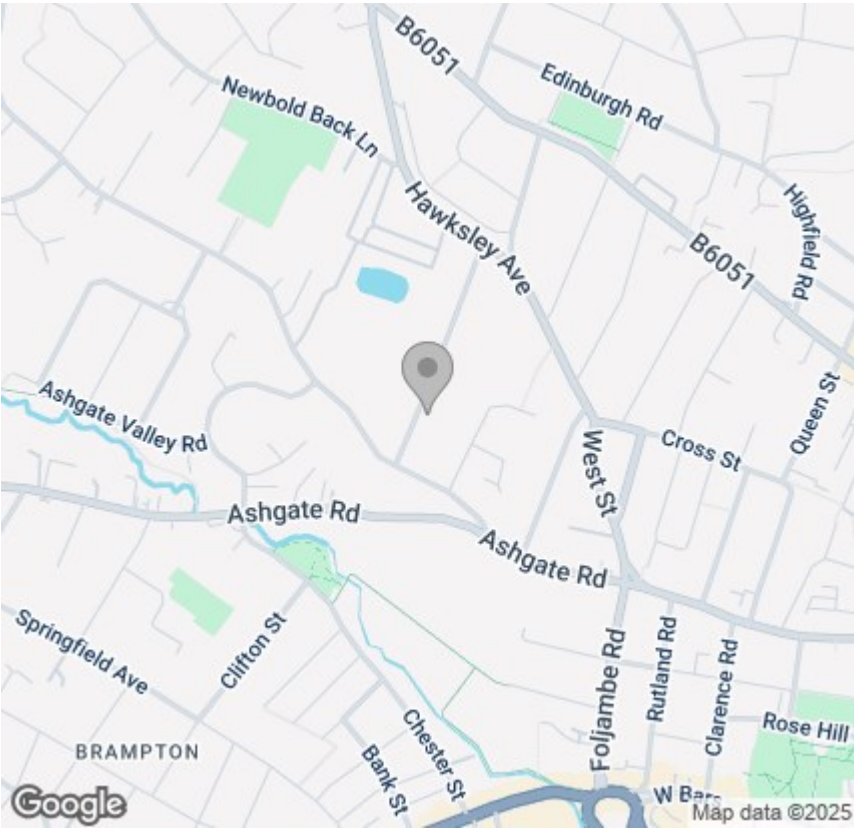
Viewing

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.

