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estate agents

**25 Westbrook Drive**

Brookside, Chesterfield, S40 3PQ

**Guide price £500,000**

## 25 Westbrook Drive

Brookside, Chesterfield, S40 3PQ

Guide Price £500,000 - £515,000

OFFERED TO THE MARKET WITH NO CHAIN!! Internal viewing is imperative to fully appreciate this extensively refurbished & deceptively spacious THREE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE. Westbrook Drive is situated in the highly regarded suburb of Brookside on the western fringe of Chesterfield close to beautiful open countryside. It is an ideal location for families with well-regarded schools, for all age groups in Brookfield School Catchment. Local shopping facilities are situated a short walk away on the cosmopolitan Chatsworth Road, which is home to a wide range of independent shops, bistros, restaurants, traditional real ales pubs, independent bakers and many cafes and coffee shops. There is still further scope for extension (STPP)

Refurbished to an exceptionally high standard and includes gas central heating, uPVC double glazing & offers entrance hall, family reception room, open plan integrated dining kitchen with granite worktops and breakfast bar, pantry and utility room. Rear Conservatory. Attractive ground floor shower room with 3 piece suite. To the first floor main double bedroom, second double and versatile third bedroom which could also be used as office/home working. Luxury family bathroom with exquisite 4 piece suite.

Front low stone boundary walling. Pathway leads to the front entrance door. Well established garden with mature planted trees and shrubbery. Front lawn area. To the rear of the property there is a single garage and driveway which provides ample car parking for two vehicles. Large Limestone patio area with low ranch style fencing. Gate to further large private and enclosed garden again with low stone boundary walling. Extensive range of mature conifers and an abundance of planted trees and shrubbery.





### Additional Information

Luxury LVT Herringbone style wood flooring/quality new carpets  
New Internal Doors  
Current Electrical Certificate  
Gas Central Heating- Combi boiler (New in 2026)  
uPVC double glazed windows/facias/soffits & guttering  
Gross Internal Floor Area-138.1 Sq.m/1486.3 Sq.Ft.  
Council Tax Band - F  
Secondary School Catchment Area-Brookfield Community School

### Entrance Hall

12'1" x 7'0" (3.68m x 2.13m)

Front uPVC entrance door with obscure glazed side panels. Stairs lead to the first floor. Downlighting. Quality Herringbone style LVT flooring.

### Reception Room

18'3" x 11'0" (5.56m x 3.35m)

Beautifully presented family reception room with front aspect window. Attractive Herringbone style LVT flooring and wall lighting. Opens into the Dining Kitchen. (Internal double doors are available if required)

### Impressive Dining Kitchen

22'1" x 9'9" (6.73m x 2.97m)

Comprising of a bespoke range of base and wall units with stylish granite work surfaces having complimentary upstands and inset sink, copper colour mixer tap. Feature Breakfast Bar with seating area. Integrated double oven, induction hob and extractor above. Integrated dishwasher. Concealed under cupboard lighting, down lighting and wall lights to the dining area.

### Pantry

4'7" x 4'3" (1.40m x 1.30m)

Excellent additional storage space

### uPVC Conservatory

16'2" x 10'7" (4.93m x 3.23m)

A superb additional family living space with access onto the rear patio and gardens. Laminate flooring. Door into the rear porch & utility.

### Rear Porch

5'3" x 4'8" (1.60m x 1.42m)

Sliding door leads into the garage and further door leading to the rear patio and gardens.

### Utility Room

5'3" x 4'7" (1.60m x 1.40m)

A useful utility space with space and plumbing for washing machine. Wall mounted Combi boiler ( details-make and warranty required)

### Ground Floor Shower Room

7'0" x 7'0" (2.13m x 2.13m)

Comprising of a 3 piece suite which includes a tiled shower cubicle with attractive 'brick' styled tiling & mains shower, low level WC and feature wooden wall hung vanity unit with wash hand basin having fountain tap. Tiled flooring. Useful understairs storage space.

### First Floor Landing

14'6" x 3'2" (4.42m x 0.97m)

Access to the insulated loft space





### Front Double Bedroom One

15'9" x 11'4" (4.80m x 3.45m)

Spacious main double bedroom with front window with a pleasant aspect. Downlighting.

### Rear Double Bedroom Two

15'10" x 9'10" (4.83m x 3.00m)

A second good sized double bedroom with rear window and lovely aspect overlooking the rear gardens. Downlighting.

### Front Bedroom Three

11'5" x 9'6" (3.48m x 2.90m)

An extremely versatile third bedroom with side aspect window and bulkhead. Could also be used for office/study/home working. Downlighting.



### Luxury Family Bathroom

9'5" x 6'3" (2.87m x 1.91m)

An exquisite 4 piece bathroom suite which comprises of a feature tiled shower cubicle with mains shower, family bathtub with feature tiled side panel and fountain tap. Wall hung wood vanity unit with wash hand basin and fountain tap. Low level WC. Chrome heated towel rail, tiled flooring and downlighting. Rear and side aspect windows.

### Garage

15'11" x 11'0" (4.85m x 3.35m)

With lighting, power, rear door into the porch area.

### Outside

Front low stone boundary walling. Pathway leads to the front entrance door. Well established garden with mature planted trees and shrubbery. Front lawn area. To the rear of the property there is a single garage and driveway which provides ample car parking for two vehicles. Large Limestone patio area with low ranch style fencing. Gate to further large private and enclosed garden again with low stone boundary walling. Extensive range of mature conifers and an abundance of planted trees and shrubbery.



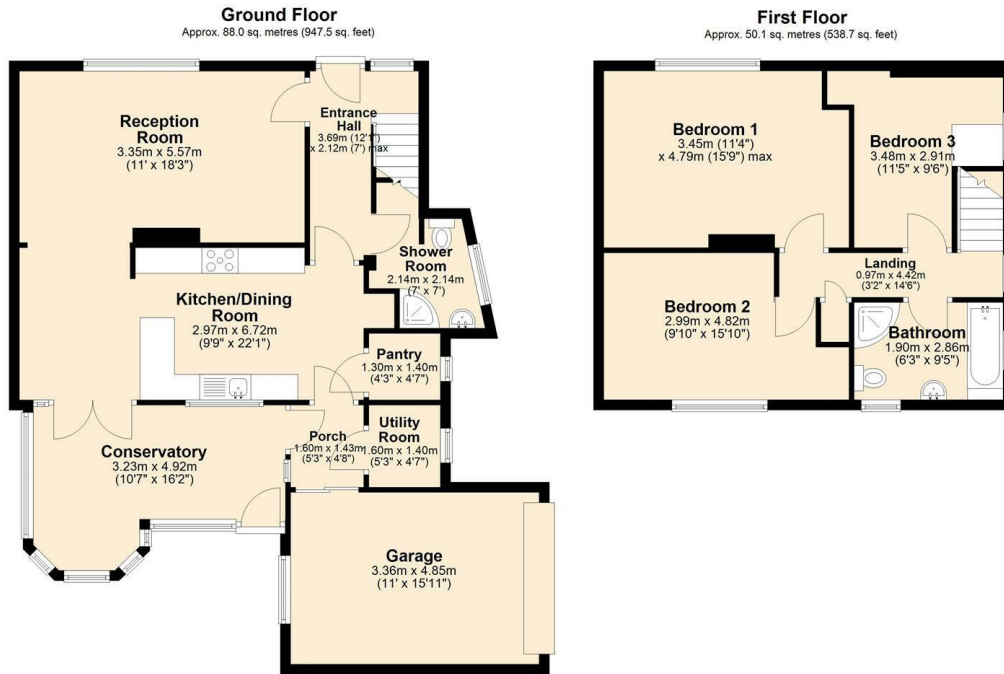
### School catchment areas

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

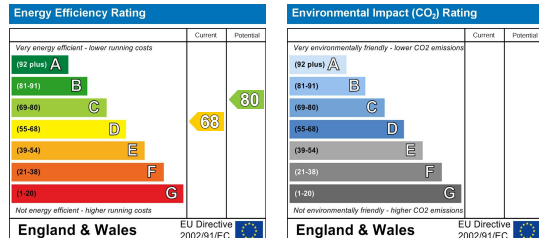


Total area: approx. 138.1 sq. metres (1486.3 sq. feet)

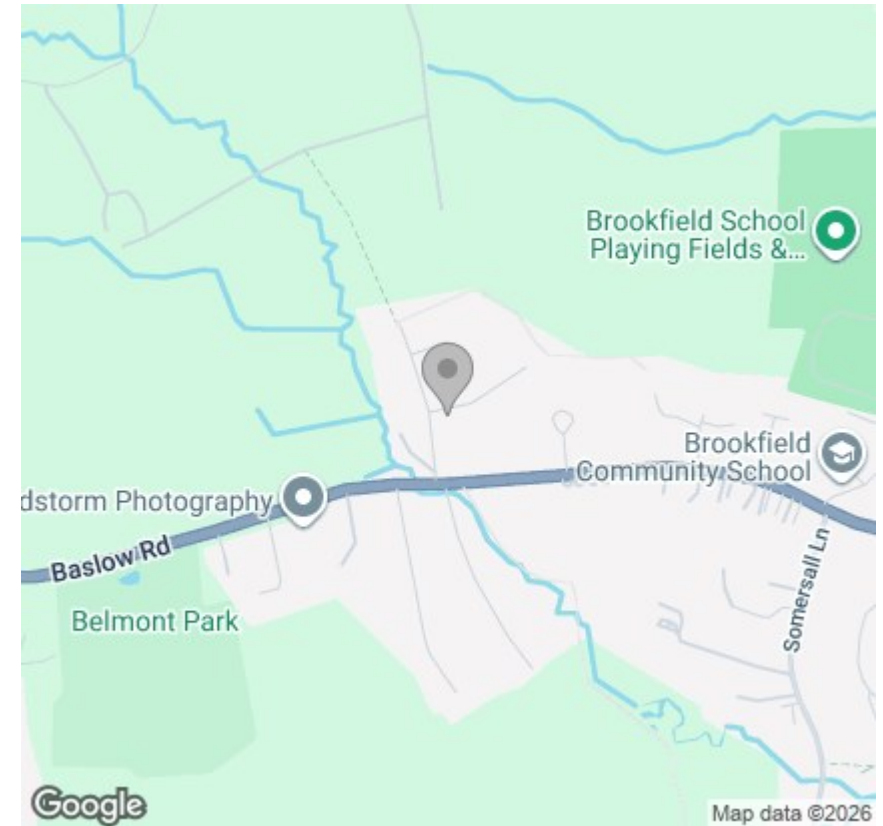
## Viewing

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.