



300 Brimington Road, Chesterfield, S41 0TB  
£350,000





Located on Brimington Road in Chesterfield, this exceptionally spacious detached bungalow presents an outstanding opportunity for those seeking a comfortable family home. Boasting four generously sized bedrooms, this property is perfect for families or those looking for extra space.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining. The large corner plot enhances the appeal of this home, offering wrap-around gardens that are perfect for outdoor enjoyment. Additionally, the property includes off-street parking for multiple vehicles, complemented by a substantial double garage, ensuring convenience for residents and guests alike.

Situated in a desirable location, this bungalow is surrounded by a variety of amenities, including local pubs, restaurants, supermarkets, and charming coffee shops, all within easy reach. The property is available with no chain, making it an attractive option for buyers looking to move in swiftly.

This is a rare opportunity not to be missed, and with its competitive pricing, it is sure to attract considerable interest. We encourage you to call now to arrange a viewing and discover the potential of this delightful bungalow.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Entrance Hallway

6'11" x 12'4" (2.13 x 3.78)

A spacious and welcoming Entrance to the property. It has carpeted flooring, double glazed window and radiator. Access out to the front of the property via uPVC door and to the first floor via stairs as well as Living Room, Sitting Room, Bedrooms 1, 3 and 4 and the Shower Room and Kitchen.

### Living Room

12'2" x 19'1" (3.72 x 5.84)

A spacious Living Room located to the front of the property. It has carpeted flooring, a gas fire and two large double glazed windows including a large bay window.

### Sitting Room

13'1" x 15'3" (3.99 x 4.66)

Located to the rear of the property and has carpeted flooring, gas fire and large double glazed French Doors leading out to the rear garden.

### Kitchen

10'7" x 14'6" (3.23 x 4.42)

Also located to the rear of the property is the Kitchen. It has tiled flooring and part tiled walls. There is also a radiator and three double glazed windows. There are ample wall and base units including space for a cooker and washing machine. There is a sink and drainer and access to the Conservatory and small storage cupboard where the combi boiler is situated.

### Conservatory

8'3" x 12'2" (2.52 x 3.73)

Located to the rear overlooking the rear garden is

the spacious conservatory. It has tiled flooring, double glazed windows and a uPVC door giving access out to the garden.

### Bedroom One

12'2" x 13'5" (3.72 x 4.10)

This bedroom is located to the front of the property and has exposed wood flooring and a large double glazed bay window with curved radiator below.

### Bedroom Three

9'10" x 10'2" (3.02 x 3.12)

A spacious double located to the rear which has carpeted flooring and a double glazed window and radiator.

### Shower Room

5'7" x 9'10" (1.72 x 3.02)

A spacious shower room which has tiled flooring and walls with double glazed window with obscured glass and a radiator. There is a low flush WC, pedestal wash basin with storage below and large shower cubicle.

### Bedroom Four

6'2" x 6'11" (1.88 x 2.12)

A small single bedroom to the rear which has carpeted flooring and a double glazed window and radiator.

## FIRST FLOOR

### Bedroom Two

15'7" x 12'9" (4.75 x 3.90)

A very large double which has carpeted flooring and a double glazed window with radiator below. Access is given to it's own WC and 2 good sized storage rooms with access into the eaves.

## EXTERNAL

### Front

The front of the property is mainly laid to lawn with a gated path leading to the front door. To the right of the property is a large block paved driveway ideal for multiple vehicles and access to a double garage and car port.

### Rear Garden

The wrap around rear gardens are also mainly laid to lawn with 2 patio areas alongside flower beds and a hedged boundary.

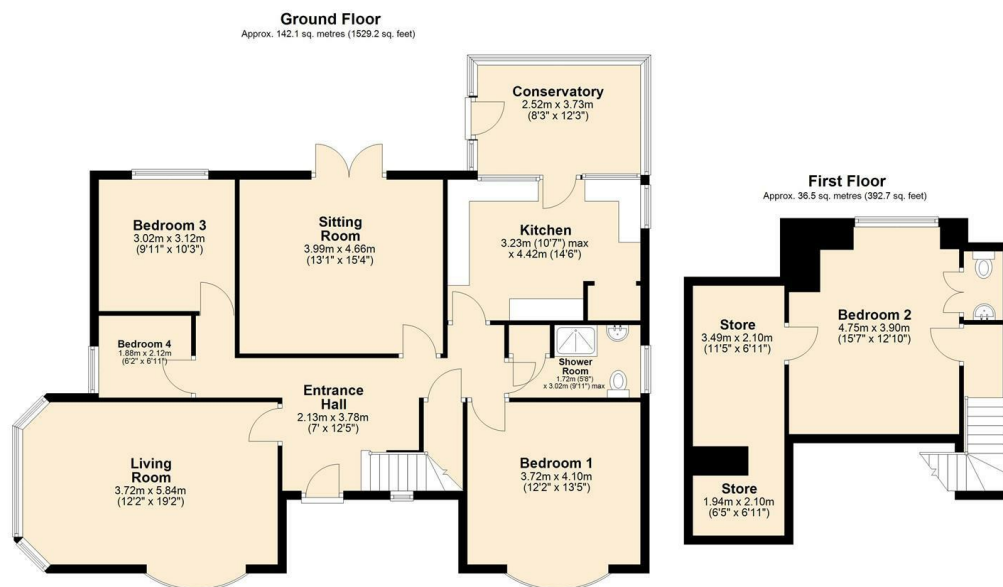












Total area: approx. 178.6 sq. metres (1922.0 sq. feet)

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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