



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

**3 King Street Garden**  
Brimington, Chesterfield, S43 1RE

**£230,000**

## 3 King Street Garden

Brimington, Chesterfield, S43 1RE

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this superbly appointed and generously proportioned THREE STOREY FOUR BEDROOM/TWO BATHROOM END TOWNHOUSE with 10 YEAR NHBC BUILD GUARANTEE VALID FROM 2019. Enjoys pleasant open rear aspect overlooking allotments. Perfectly flexible accommodation for a growing family! Situated on a tucked away no-through road in a very sought after suburb of Brimington which is within easy reach of local amenities, schools, bus routes and yet with easy access to main commuter road links via A61/A617 and M1 motorway J29/29A

Of interest to a wide range of buyers including couples, young families, first time buyers or investors alike! Well presented throughout the versatile family accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of entrance hall, cloakroom/WC, superb integrated dining kitchen, rear reception room with French doors leading onto the rear decking area and gardens.

On the first floor spacious rear double bedroom with Jack and Jill family bathroom with 4 piece suite, front double and further front single bedroom which could be used for office or home working. Second floor Principal double bedroom with dressing area and en suite shower room.

Recently re-surfaced tarmac driveway provides car parking spaces and side access to the enclosed rear gardens. Artificial lawn and a raised decked terrace with decorative ballustrade, recently repainted. An ideal setting for family/social outside enjoyment and Fresco dining!

### Additional Information

NHBC 10 YEAR WARRANTY VALID FROM 2019  
Gas Central Heating- Logic Ideal Combi boiler  
uPVC Double Glazed Windows/facias/guttering  
External stone window lintels  
Security Alarm System  
Gross Internal Floor Area- 120.6 Sq.m/ 1298.2 Sq.Ft.  
Council Tax Band -B  
Secondary School Catchment Area -Springwell Community College





### **Spacious Entrance Hall** 17'5" x 3'45" (5.31m x 0.91m)

Composite entrance door into the spacious entrance hall with staircase to the first and subsequent second floor accommodation. Useful under stairs storage space with coats hanging space and the consumer unit. There is laminate flooring.



### **Cloakroom/WC** 6'9" x 3'4" (2.06m x 1.02m)

Comprising of a two piece suite which includes a pedestal wash hand basin with fountain tap, low level WC, radiator and laminate flooring.



### **Superb Dining Kitchen** 17'5" x 8'10" (5.31m x 2.69m)

Comprising of a full range of ultra modern Grey Gloss fronted base and wall units with complimentary work surfaces and 'brick' style tiled splash backs. Inset stainless steel sink unit. Integrated electric oven, four ring gas hob and chimney extractor above. Integrated fridge freezer plus additional freezer, washing machine and dishwasher. The Logic Ideal Combi boiler is located in the kitchen. Distressed Oak laminate flooring. Front aspect window.

### **Reception Room** 16'2" x 11'10" (4.93m x 3.61m)

A spacious family reception room with feature rear aspect bay window with French doors leading onto the decking area. Attractive 'Herringbone' design vinyl flooring.



### **First Floor Landing** 10'9" x 7'1" (3.28m x 2.16m)

Access to the first floor accommodation. Staircase to the second floor



### **Rear Double Bedroom Two** 16'2" x 12'0" (4.93m x 3.66m)

Generously proportioned double bedroom with pleasant rear aspect views over the allotments.



### **Front Double Bedroom Three** 10'0" x 8'9" (3.05m x 2.67m)

A second double bedroom with front aspect window.

### **Front Single Bedroom Four** 7'1" x 6'2" (2.16m x 1.88m)

A versatile fourth bedroom with front aspect window..This room could also be used for office or home working.



### **Luxury Family Bathroom** 8'9" x 6'11" (2.67m x 2.11m)

Having Jack and Jill access onto both the first floor landing and also rear bedroom two. Having stylish feature tiled walls and comprising of a 4 piece White suite which includes bath with complimentary tiled side panel and fountain taps, pedestal wash hand basin, shower cubicle with feature tiling and mains rainfall shower. Low level WC. Heated towel rail.

### **Second Floor Principal Bedroom** 20'8" x 12'8" (6.30m x 3.86m)

A fabulous principal double bedroom with open plan dressing area. Access to the insulated loft space. Rear aspect window with pleasant views over the allotments.



### **Modern Part Tiled En- Suite** 8'3" x 4'8" (2.51m x 1.42m)

Comprising of a 3 piece which includes a shower cubicle with mains shower, low level WC and wash hand basin set in vanity unit. Heated towel rail. Velux window and Extractor fan.

### **Outside**

Recently re-surfaced tarmac driveway provides car parking spaces. There is a side tarmac footpath which gives access to the rear gardens.

Substantially fenced boundaries, artificial lawn and a raised decked terrace with decorative ballustrade, recently repainted. An ideal setting for family/social outside enjoyment and Fresce dining!



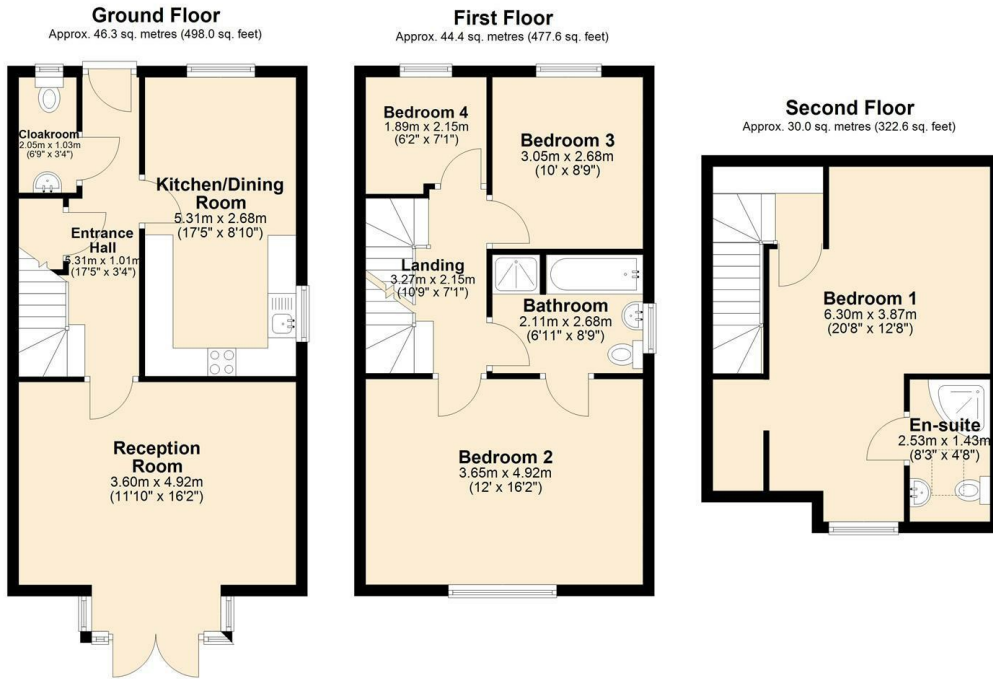
### **School catchment areas**

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

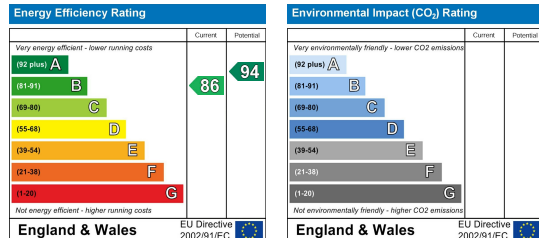


Total area: approx. 120.6 sq. metres (1298.2 sq. feet)

## 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.

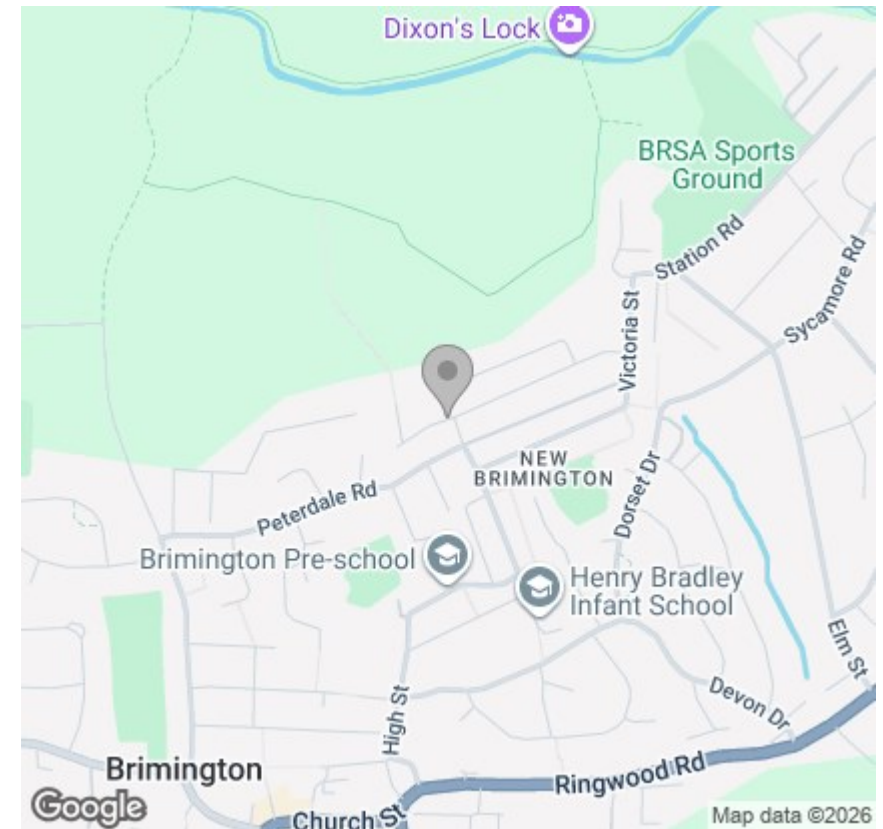
## Energy Efficiency Graph



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## 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.

