

Old Hall Road, Brampton, Chesterfield, Derbyshire S40 1HG

3 1 2 EPC D

£200,000

PINWOOD



# Old Hall Road Brampton Chesterfield Derbyshire S40 1HG



**£200,000**

**3 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - Spacious Three Bedroom Home – Well-proportioned throughout, offering comfortable living space for families or professionals.
- Character Features – Including a decorative fireplace, coving, and a ceiling rose, adding charm and elegance.
- Modern Fully Tiled Shower Room – Featuring a corner shower cubicle, vanity unit, and chrome towel radiator.
- Cellar for Additional Storage – Convenient access from the dining room, ideal for extra storage needs.
- Three Double Bedrooms – Including a front-facing principal bedroom and two spacious rear doubles with built-in storage.
- Desirable Location – Situated in a sought-after area with easy access to local amenities, schools, and commuter routes.
- UPVC Windows & Gas Central Heating – Ensuring energy efficiency and warmth throughout the home. - Council Tax Band A
  - Rear Pleasant Courtyard Garden with Outside WC
  - Gated Driveway with Garage/Workshop (Accessed Off Barker Lane)
- Within Walking Distance to all the amenities on Chatsworth Road, Bars, Restaurants, Shops and Supermarkets



## No Chain – Spacious Three-Bedroom Home in a Desirable Location

This delightful home is ideally located within easy reach of local amenities, transport links, and well-regarded schools, making it perfect for families, professionals, or investors.

This well-proportioned property offers generous living space, perfect for families or professionals. Full of character, the home boasts charming features such as a decorative fireplace, coving, and a ceiling rose, adding elegance throughout.

The modern, fully tiled shower room is stylishly appointed with a corner shower cubicle vanity unit, and chrome towel radiator. A useful cellar, accessible from the dining room, provides additional storage space.

The home includes a front-facing principal double bedroom a further double bedroom and a single bedroom, two have built-in storage.

Situated in a sought-after area, the property benefits from excellent access to local amenities, schools, and commuter links. UPVC windows and gas central heating ensure energy efficiency and comfort throughout.

Externally, the property features a pleasant rear courtyard garden with an outside WC, as well as a gated driveway leading to a garage/workshop, accessed via Barker Lane.

Located within walking distance of the vibrant Chatsworth Road, residents can enjoy a fantastic selection of bars, restaurants, shops, and supermarkets and on the edge of the Peak District.

### ENTRANCE HALL/STAIRS AND LANDING

The UPVC door opens to the hall, carpeted stairs rise to the 1st floor landing which features loft access and continues the home's character with wallpaper décor and carpet flooring.

### LOUNGE

13'3" x 13'9" into bay (4.04 x 4.21 into bay)

The welcoming lounge features a UPVC bay window, decorative fireplace with a gas fire, tiled hearth, and wooden surround, complemented by soft carpet flooring, wallpaper décor, coving, and a radiator for comfort.

### DINING ROOM - 2ND RECEPTION ROOM

13'3" x 12'4" (4.05 x 3.78)

The dining room offers a spacious setting for entertaining, with carpet flooring, a decorative ceiling rose, coving, a radiator, and a UPVC window. A staircase provides access to the cellar for additional storage.

### KITCHEN

15'11" x 8'0" (4.87 x 2.44)

The kitchen is fitted with a range of farmhouse-style wall and base units, wooden drawers, laminated worktops, and a stainless steel sink with taps. There is space for a slot-in cooker, under-counter fridge and freezer, and plumbing for a washing machine. Tiled splashbacks, inset spotlights, and coving enhance the space, while two UPVC windows and a UPVC door provide natural light and access to the exterior.

### BEDROOM ONE

13'3" x 11'1" (4.04 x 3.40)

The principal bedroom is a spacious double, located at the front, with a UPVC window, radiator, carpet flooring, wallpaper décor, and coving.

### BEDROOM TWO

12'4" x 10'1" (3.78 x 3.08)

The second bedroom, a double to the rear, benefits from a built-in storage cupboard, wallpaper décor, coving, carpet flooring, a radiator, and a UPVC window.



GROUND FLOOR  
45.1 sq.m. (486 sq.ft.) approx.



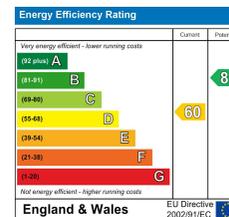
1ST FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 88.4 sq.m. (951 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### BEDROOM THREE

9'1" x 8'0" (2.79 x 2.44)

The third bedroom is also a double, positioned at the rear, featuring a built-in cupboard, carpet flooring, wallpaper décor, a radiator, and a UPVC window.

### SHOWER ROOM

6'2" x 5'1" (1.90 x 1.56)

The modern shower room is fully tiled and comprises a corner shower cubicle, vanity unit with a low-flush WC, ceramic sink with a chrome mixer tap, a chrome wall-mounted towel radiator, extractor fan, and a frosted UPVC window for privacy.

### EXTERNAL

To the front, the property boasts an enclosed courtyard with a small planted garden area. The rear features a private courtyard with well-maintained planted areas and a garden shed, providing a practical and peaceful outdoor space., gated access to the driveway and garage/workshop.

### GENERAL INFORMATION

COUNCIL TAX BAND - A

TENURE - FREEHOLD

TOTAL FLOOR AREA -951.00 sq ft / 88.4 sq m

EPC RATING - D

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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