10 Grove Road,
Brimington, S43 1QJ

OFFERS IN THE REGION OF

£500,000

WILKINS VARDY

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£500,000

DETACHED FAMILY HOME SET IN 1.87 ACRES - SECLUDED RURAL POSITION - VIEWS OVER OPEN COUNTRYSIDE

Set within approximately 1.87 acres of beautifully established grounds, this attractive detached bay fronted family home enjoys a secluded position with delightful views across open countryside.

The well proportioned accommodation comprises a welcoming and spacious entrance hall, two reception rooms, a dual aspect fitted kitchen, and a ground floor WC. To the first floor are three generous double bedrooms, a family bathroom, and a separate WC.

Externally, the property provides ample off street parking and access to a detached double garage. Mature gardens surround the home, offering a high degree of privacy, while the additional adjoining land further enhances the property's appeal, making it ideal for those seeking space, tranquillity, and a semi rural lifestyle.

A rare opportunity to acquire a charming family home in an idyllic setting, combining generous living accommodation with extensive grounds and picturesque countryside views.

- CHARMING DETACHED HOUSE STANDING IN 1.87 ACRES
- SECLUDED POSITION WITH VIEWS OVER OPEN FIELDS
- GENEROUS BAY FRONTED LIVING ROOM & SEPARATE DINING ROOM
- MODERN DUAL ASPECT KITCHEN
- GROUND FLOOR WC
- THREE GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM & SEPARATE WC
- DETACHED DOUBLE GARAGE & DRIVEWAY PARKING
- STUNNING SEMI RURAL LOCATION
- EPC RATING: D

General

Gas central heating (Ideal Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 125.1 sq.m./1346 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

Side Entrance Porch

Having a glazed door opening into the ...

Entrance Hall

A spacious hallway having two built-in storage cupboards. A staircase rises to the First Floor accommodation.

Living Room

16'5 x 16'1 (5.00m x 4.90m)
A spacious reception room with bay window overlooking the front garden. This room also has a feature brick fireplace which extends to the side to provide TV standing and incorporates a multi-fuel stove sat on a tiled hearth.

Dining Room

10'6 x 9'8 (3.20m x 2.95m)
A good sized reception room with sliding patio door.

Breakfast Kitchen

12'0 x 9'8 (3.66m x 2.95m)
A dual aspect room, being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor canopy over.
Space and plumbing is provided for a dishwasher and a washing machine.
Vinyl flooring.

Rear Entrance Porch

Having a door opening to a WC, and a door giving access onto the rear of the property.

On the First Floor

Landing

Bedroom One

16'1 x 12'0 (4.90m x 3.66m)
A spacious front facing double bedroom having built-in storage.

Bedroom Two

16'5 x 10'5 (5.00m x 3.18m)
A spacious double bedroom having two windows overlooking the rear garden and views across open fields.

Bedroom Three

12'0 x 9'8 (3.66m x 2.95m)
A front facing double bedroom.

Family Bathroom

10'6 x 9'8 (3.20m x 2.95m)
Being part tiled and fitted with a 3-piece suite comprising a corner bath, separate shower cubicle with electric shower and a pedestal hand wash basin.

Separate WC

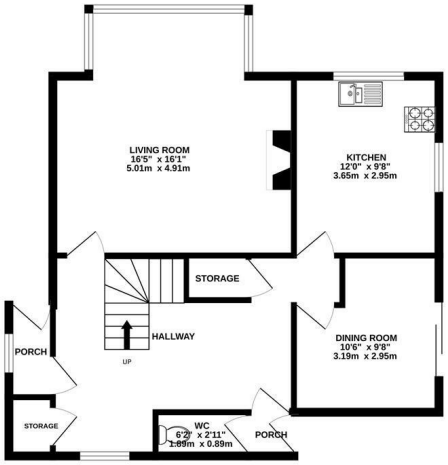
Fitted with a low flush WC.

Outside

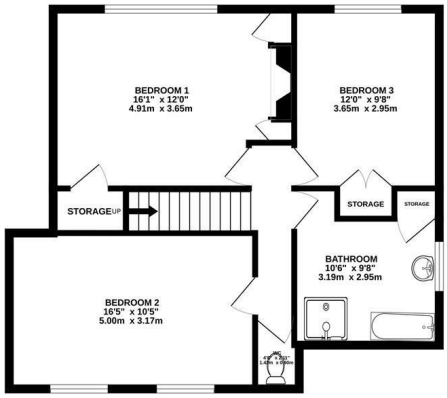
The property stands in grounds of 1.87 acres and is surrounded by beautiful lawned gardens with beds and borders of mature plants and shrubs, as well as paved seating areas.

A gate gives access to a driveway which provides ample off street parking and leads to a Detached Double Garage and also gives access to adjacent land.

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 sq.m.) 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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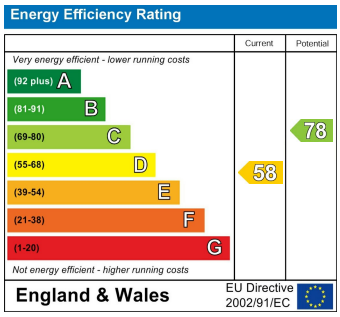

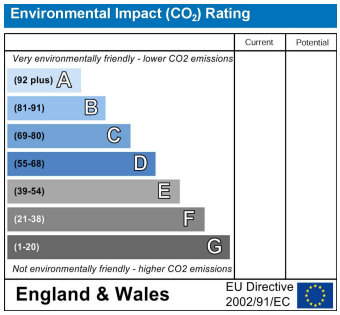

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VIEWINGS

All viewings are to be arranged through the agent.

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, multi-fuel stove, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk