



wAards
estate agents

152a Manor Road
Brimington, Chesterfield, S43 1NW

£425,000

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Internal viewing is absolutely imperative to fully appreciate this outstanding and impeccably presented EXTENDED FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE with a strong roadside presence and set in this extremely sought after residential location and enjoying glorious, enviable, far reaching views over open fields and countryside!

Internally the deceptively spacious and impeccably presented extended family living space of over 1530 sq ft of accommodation, recently professionally decorated throughout, includes gas central heating, uPVC double glazing and includes front porch, entrance hallway, family reception room, stunning extended open plan family living/dining/integrated kitchen with Bi-Fold doors to superb Limestone Patio. Complimentary utility with Cloakroom/WC. To the first floor Principal double bedroom with quality fitted wardrobes and luxury en suite shower room, Two further double bedrooms with fitted wardrobes, fourth versatile double bedroom which could be used for office or home working and enjoying fabulous panoramic rear views. Exquisite fully tiled family bathroom with ultra modern 3 piece suite.

Block paved front provides ample car parking spaces to the front driveway and leads to the Integral Garage. Artificial lawn area and side pathway to the rear.

Enclosed beautifully maintained landscaped gardens with substantial boundaries. Fabulous rear Limestone Patio with low gradient steps onto a splendid Limestone Sun Terrace which is perfect for outside family & social entertaining! Generous rear gardens with large area of well tended lawns, children's bark play area and chicken run.

Outstanding far reaching views over open fields and further towards open countryside!!

Additional Information

- Gas Central Heating- Conventional Boiler - serviced
- 6 solar panels - Owned by the current vendors
- uPVC Double Glazed Windows/facias
- Security Alarm System
- Internal Chrome fittings
- New carpets throughout 2024
- Professionally decorated 2024
- Gross Internal Floor Area-142.7 Sq.m/1535.8 Sq.Ft.
- Council Tax Band -D
- Secondary School Catchment Area -Springwell Community College

Front Extended Porch

Composite entrance door into the Entrance Hall

Spacious Entrance Hall

8'9" x 4'6" (2.67m x 1.37m)

Laminate flooring. Door to the garage.





Reception Room

14'5" x 12'5" (4.39m x 3.78m)

Front aspect bay window. Useful under stairs store cupboard. Laminate flooring.

Impressive Open Plan Family Living/Dining/Kitchen

20'2" x 9'5" (6.15m x 2.87m)

Fabulous rear extended open plan family living, dining and integrated kitchen with superb range of Bi-Fold doors onto the splendid rear Limestone Patio and gardens. Ultra modern range of base, drawer and wall units in Cream Hi Gloss with pull out pantry store, wine cooler, complimentary work surfaces, pull out pantry store and inset sink plus tiled splash backs. Integrated double oven, 5 ring induction hob with extractor above. Integrated dishwasher and fridge/freezer. Three ceiling Velux windows.

Dining Area

25'9" x 8'5" (7.85m x 2.57m)

Media wall with feature inset electric fire. Downlighting. Superb Breakfast Bar seating. Lovely viewings over the rear gardens and beyond towards open countryside. Partly glazed Oak French doors to the utility.

Utility Room

6'0" x 5'2" (1.85m x 1.59m)

Complimentary range of base and wall units with inset sink and tiled splash backs. Space and plumbing for washer.

Ground Floor WC

5'2" x 3'0" (1.57m x 0.91m)

Comprising of a 2 piece White suite which includes low level WC and wash hand basin set in vanity unit.

First Floor Landing

10'3" x 5'1" (3.12m x 1.55m)

Airing cupboard with cylinder water tank. Access via a retractable ladder to the insulated loft space which has boarding.

Principal Double Bedroom

12'5" x 12'4" (3.78m x 3.76m)

Spacious main double bedroom with front aspect window. Range of fitted wardrobes.

Superb En-Suite Shower Room

6'7" x 5'1" (2.01m x 1.55m)

Being fully tiled and comprising of a 3 piece White suite which includes shower area with newly fitted doors and mains shower/spray attachment, wash hand basin set in attractive vanity cupboards with wall mirror above. Low level WC. Feature heated towel rail.

Front Double Bedroom Two

13'3" x 9'7" (4.05m x 2.94m)

A second double bedroom with range of triple wardrobes with plenty of hanging space, drawers and inset pigeon boxes.

Rear Bedroom Three

11'10" x 8'2" (3.62m x 2.51m)

A third double bedroom which enjoys splendid rear views towards open fields and countryside. Double fitted wardrobes.

Rear Bedroom Four

10'9" x 9'7" (3.28m x 2.94m)

A fourth very versatile bedroom which again enjoys fabulous rear open views. This room could also be used for office or home working if required.

Exquisite Family Bathroom

7'1" x 6'5" (2.16m x 1.96m)

Being fully tiled and comprising of an ultra modern 3 piece White suite which includes a shower bath with screen and mains power shower. Wash hand basin set in attractive vanity unit and low level WC. Wall mirror with touch lighting. Feature heated towel radiator. Vinyl flooring.





Integral Garage

18'10" x 9'8" (5.76m x 2.96m)

Lighting and power. Central Heating Boiler.

Outside

Front low walling with substantial block paved frontage which provides ample parking for several vehicles. Artificial lawn area. Side brick walling and pathway to the rear gardens.

Substantially fenced rear boundaries having a fabulous rear Limestone Patio with low gradient steps onto a splendid Limestone Sun Terrace which is perfect for outside family & social entertaining! Generous rear gardens with large area of well tended lawns, children's bark play area and chicken run.

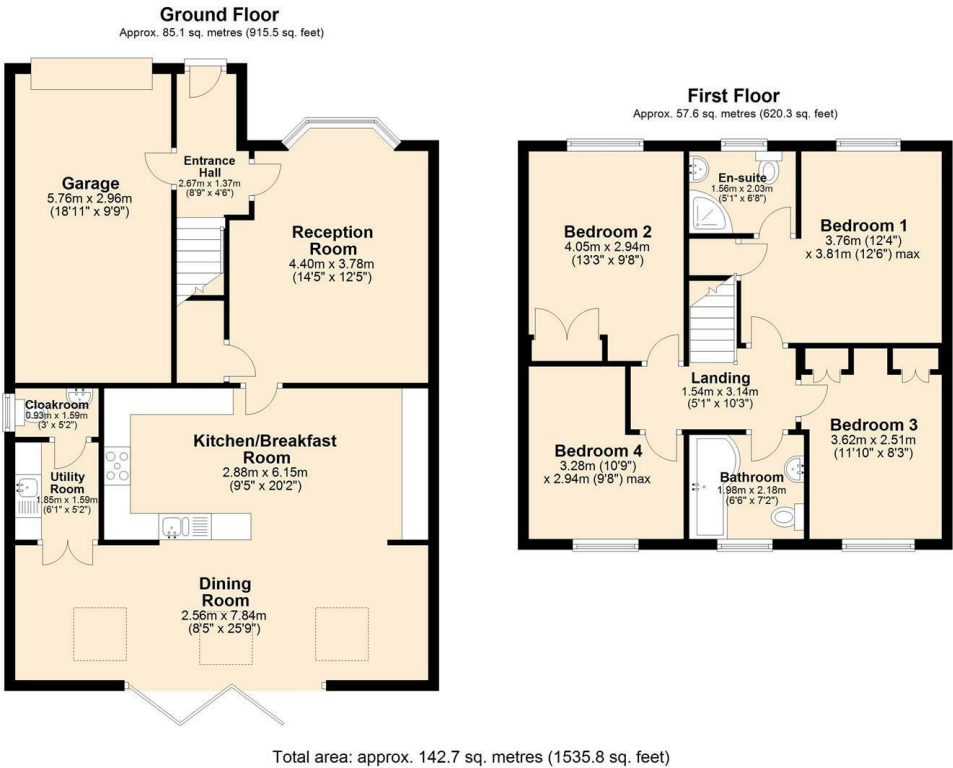
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School catchment areas

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.

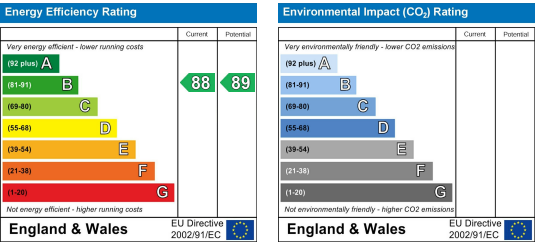
Floor Plan



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.

