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# 15 Westfield Gardens

Brampton, Chesterfield, S40 3SN

**Guide price £375,000**

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## Brampton, Chesterfield, S40 3SN

Guide Price £375,000 - £385,000
Not to be Missed! Internal Viewing Imperative to Fully Appreciate this Tremendous Family Home! Take the Opportunity to View this Extremely Well Presented, Neutrally Decorated FOUR BEDROOM/TWO BATHROOM EXTENDED DETACHED FAMILY HOUSE with rear views over allotments. Situated in this ever popular & highly sought After Cul De Sac within this desirable location within the Brookfield Catchment and in very close proximity of Westfield Infant School/Old Hall Junior Schools. Close to Brampton Church in the Heart of Brampton, Chesterfield's cosmopolitan suburb with access to all local amenities, shops, schools, bus routes and within close access of the town centre.

Deceptively Spacious FAMILY LIVING SPACE benefits from Gas CH and uPVC Double Glazing/facias/soffits/end ridges & comprises: - Entrance Hall, Spacious Reception Room, sitting room, extended dining room, bespoke fitted integrated kitchen, utility and cloakroom/WC. To the first floor principal double bedroom with built in wardrobes and exquisite re-fitted en suite shower room. Three further good sized bedrooms and luxury re-fitted family bathroom with 3 piece suite.

Brick Block driveway provides ample parking with mature and established garden.
West facing privately enclosed landscaped rear garden with substantial conifer boundaries , splendid patio & manicured lawn. Tremendous setting for FAMILY & SOCIAL ENTERTAINING.

### Additional Information

Gas Central Heating-Baxi Solo Boiler- serviced
uPVC Double Glazed Windows/facias/soffits/dry end ridges
Gross Internal Floor Area- 118.8 Sq.m/ 1278.8 Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area - Brookfield Community School
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### Entrance Hall

4'9" x 4'1" (1.45m x 1.24m)

Front half glazed uPVC entrance door into the hallway. Staircase to the first floor.

**Reception Room**
15'9" x 13'6" (4.80m x 4.11m)
Beautifully presented family reception room with front aspect bay window. Feature fireplace with marble back and hearth and gas-fire. Dado rail. Door into the extended sitting/dining room.

**Sitting Room**
10'7" x 8'10" (3.23m x 2.69m)
Superb additional family living room with patio doors leading onto the rear patio and gardens. Open Plan to the Dining Room. Quality wooden flooring.

**Extended Dining Room**
10'7" x 5'9" (3.23m x 1.75m)
Completed with all planning permissions/building regulations this is an excellent family dining room with rear aspect window overlooking the gardens. Complementary wooden flooring.

**Integrated Kitchen**
12'6" x 10'7" (3.81m x 3.23m)
Splendid fitted kitchen with a Soft Cream Bespoke range of base and wall units with complementary work surfaces having an inset stainless steel sink unit and feature tiled splash backs. Integrated double oven, gas hob & chimney extractor above. Integrated dishwasher and fridge. Plinth and concealed lighting. Useful Pantry with shelving. Access door into the utility and into the garage.

**Utility Room**
7'5" x 6'11" (2.26m x 2.11m)
Fitted with a complementary Bespoke Soft Cream range of base units with work surfaces & feature tiled splash backs. Space and plumbing for washing machine. Wall mounted Baxi Solo boiler which is serviced. Door leads to the rear gardens. Door to the Cloakroom/WC

**Cloakroom/WC**
4'5" x 3'7" (1.35m x 1.09m)
Comprising of a 2 piece suite which includes a wash hand basin and low level WC.

**First Floor Landing**
14'6" x 9'8" (4.42m x 2.95m)
Access via a retractable ladder to the insulated loft space. Airing cupboard with cylinder water tank.

**Front Double Bedroom One**
12'10" x 10'9" (3.91m x 3.28m)
Well proportioned and neutrally presented main double bedroom with front aspect window. Double built in wardrobes.

**Exquisite En-Suite**
6'1" x 4'8" (1.85m x 1.42m)
A superbly re-fitted en suite shower room with partly tiled walling. Comprises of a 3 piece suite with shower cubicle and mains shower, wash hand basin with fountain tap set in vanity unit and low level WC. Chrome heated towel rails.

**Front Double Bedroom Two**
10'10" x 8'7" (3.30m x 2.62m)
A second double bedroom with front aspect window.

**Rear Bedroom Three**
9'10" x 8'2" (3.00m x 2.49m)
A good sized third bedroom with rear aspect window having views over the rear gardens and allotments.

**Rear Bedroom Four**
8'7" x 8'2" (2.62m x 2.49m)
A versatile fourth bedroom which could be used for office/study or home working. Rear aspect window which overlooks the rear garden and open aspect over allotments.

**Luxury Family Bathroom**
6'7" x 5'5" (2.01m x 1.65m)
Superbly re-fitted partly tiled family bathroom with 3 piece White suite. Includes a shower bath with electric shower above, wash hand basin with fountain tap set in vanity unit, low level WC. Chrome heater towel rail.

**Integrated Garage**
16'9" x 8'7" (5.11m x 2.62m)
Having lighting and power. Space for freezer and vented tumble dryer.

**Outside**
Front repointed block paved driveway which provides ample car parking spaces. Mature and well established front garden with a selection of shrubs, plants and flowers with low maintenance colour pebble area.

West facing rear enclosed landscaped gardens with superb patio with low stone walling and steps to the manicured lawns with log edging and plum slate borders. Substantial conifer/hedge boundaries. A perfect setting for family & social outside entertaining/enjoyment and fresco dining.

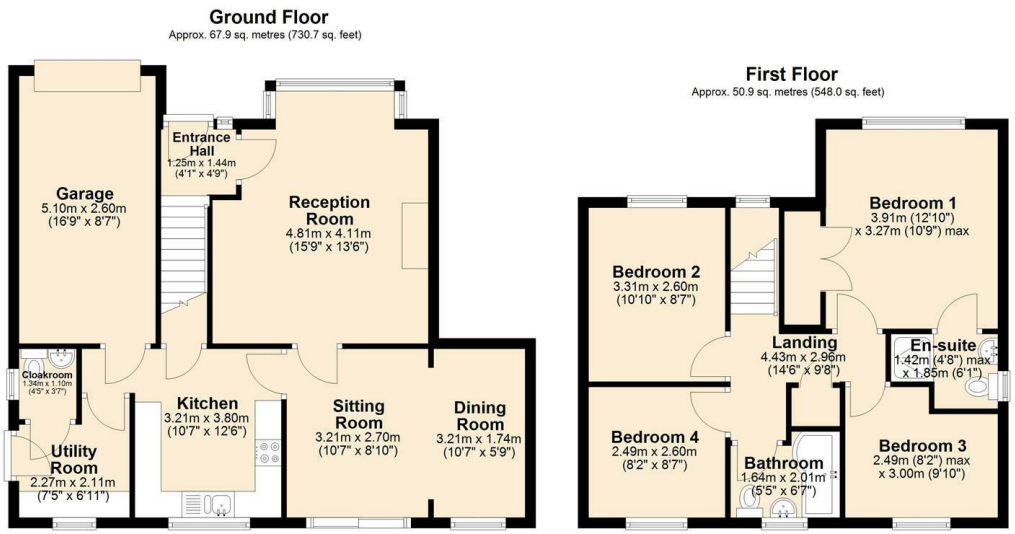
Good garden storage shed to the side of the property.

**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.

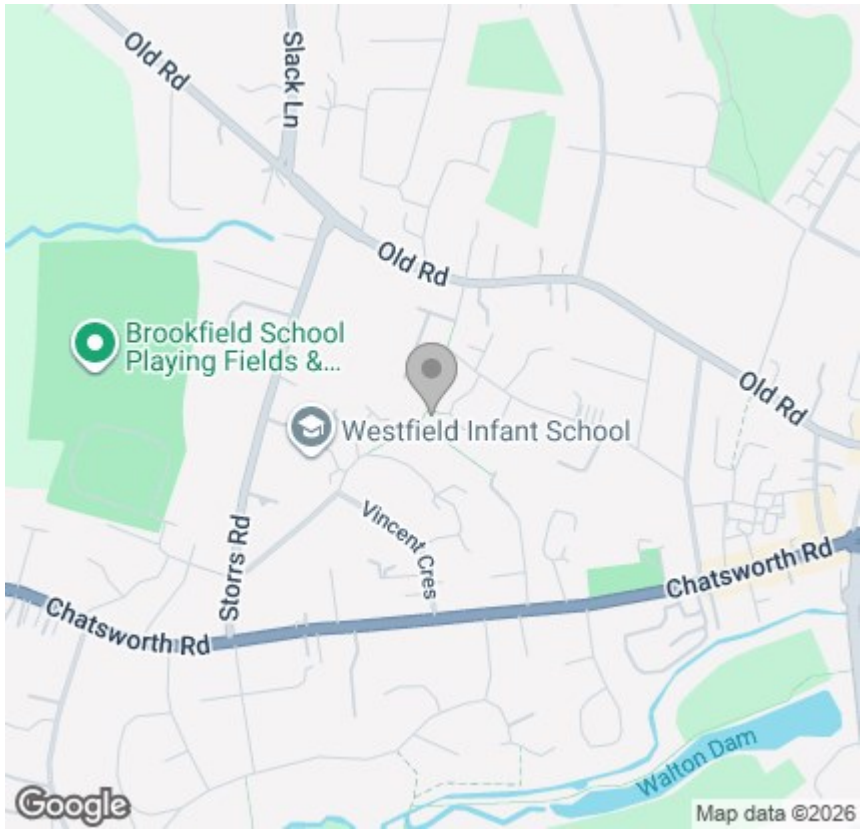
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan




Total area: approx. 118.8 sq. metres (1278.7 sq. feet)

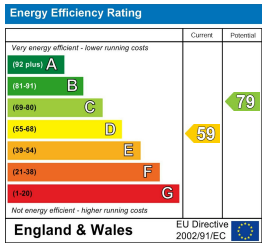
## Area Map

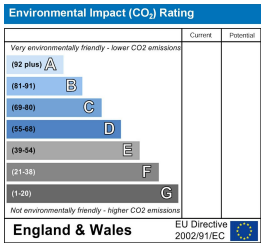



## Viewing

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




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.

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