wards
estate agents

# Eaton House 663, Chatsworth Road

Brookside, Chesterfield, S40 3PA

**Guide price £840,000**

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## Brookside, Chesterfield, S40 3PA

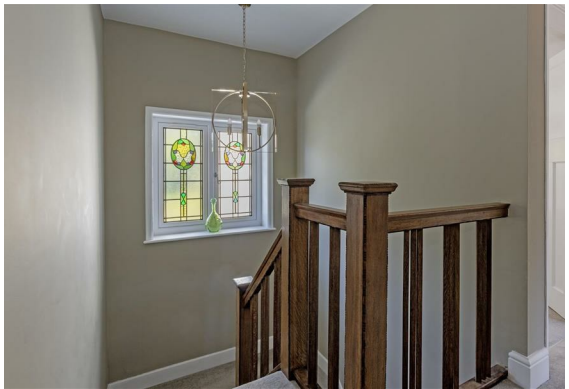
Guide Price £840,000 - £860,000

,INTERNAL VIEWING IS ABSOLUTELY IMPERATIVE TO FULLY APPRECIATE this Truly Imposing Period EXTENDED FIVE DOUBLE BEDROOM/TWO BATHROOM FAMILY DETACHED HOUSE with an attractive roadside presence. Set in the extremely prestigious location within Brookfield Catchment with fabulous landscaped gardens and patio set on the fringe of the National Peak Park, home to some of England's best scenery & hundreds of walks & cycle routes & yet within easy reach of the Town Centre .

Beautifully refurbished to an exceptionally high standard throughout. Internally offers over a beautiful blend of modern contemporary design & period features synonymous of the period & comprises of versatile accommodation with over 2000 sq ft of family living space! Includes gas CH (Combi 2023) & uPVC double glazing-on the ground floor:- Entrance hall, Cloakroom/WC, Elegant Reception Room, Formal Dining Room, Impressive Lantern Roofed Open Plan Kitchen/Dining/Living Space, Utility, Cloakroom/WC Off. Splendid first floor landing with front aspect views, Extended Principal Bedroom with Exquisite En Suite Bathroom, THREE FURTHER DOUBLE BEDROOMS (one with Bespoke range of fitted wardrobes) Fifth versatile bedroom/office/study and Luxury family bathroom with impressive 4 piece suite.

Front gated entrance leads onto the extensive driveway and turning space which provides ample car parking for multiple vehicles. Feature wood retaining wall with fully stocked established planted area, set with an abundance of mature shrubs, trees and seasonal plants.

Superb extensive fully landscaped gardens with an impressive Indian Stone Patio!! Provides a perfect setting for outside fresco dining and family/social enjoyment and entertaining. Feature wooden retaining wall with central low steps to the first level of the garden having well tended lawns and fully stocked side borders. Further stepping to the second tier garden area with generous lawn area and substantially fenced boundaries.



**Additional Information**
Gas Central Heating- New Ideal Combi in 2023-serviced March 2026
uPVC Double Glazed windows/facias/soffits/guttering
Security Alarm System
Ohme Electric Car charging point at the front of the house.
Broadband:-Small office/Bedrooms 5 & 2. Front Reception room/ front Dining room
Works completed in 2023 include; replastering, rewiring, flat roof replacement covering.
Bespoke internal decoration to most rooms
Externally repainted in 2025
Internal Oak doors
Karndean flooring to ground floor.
Gross Internal Floor Area- 205.4 Sq.m/2210.6 Sq.Ft.
Council Tax Band - G
Secondary School Catchment Area - Brookfield Community School

**Open Front Porchway**
Feature stone lintels and original entrance door into the hallway.

**Entrance Hall**
10'5" x 7'11" (3.18m x 2.41m)
Spacious welcoming reception hallway with staircase leading to the first floor. Feature radiator cover and Karndean flooring. The front door is a new UPVC door installed 12 months ago, partially glazed.

**Front Dining Room**
13'10" x 10'11" (4.22m x 3.33m)
Spacious versatile dining room with front aspect window. Ceiling beam. Feature Limestone Fireplace with open grate & attractive chimney wall decoration.

**Reception Room**
14'7" x 10'11" (4.45m x 3.33m)
A charming family reception room with beautiful inset rustic brick hearth with Wood Burning Stove having an Oak lintel and feature chimeny wall decoration. Front aspect window and internal double doors into the Sitting Room.

**Sitting Room**
10'11" x 9'0" (3.33m x 2.74m)
A further versatile extension room whch could be used as an additional sitting room, playroom, home working space or ground floor bedroom if required. French doors lead onto the patio & gardens.

**Fabulous Open Plan Dining/Kitchen/Living Space**
22'3" x 11'11" (6.78m x 3.63m)
With featue Lantern style roof providing suplus amount of natural light this is a truly splendid open plan family kitchen/dining/living space which creates an absolutely fabulous 'Family Hub' area! Comprising of a high standard contemporary range of two-tone base/wall/drawer units having complimentary Quartz work surfaces and inset Belfast sink with mixer tap. Integrated fridge/freezer and dishwasher. Inset Electric Range Cooker with feature 'continental' style tiled splash backs. Superb central 'Breakfast Island' with seating and additional storage cupboards beneath. Underfloor heating, concealed lighting, down lights plus wall lighting.

**Utility Area**
5'9" x 3'1" (1.75m x 0.94m)
'Hidden' utility Area with subtle double Oak doors behind which are the washing machine & tumble dryer with work surface & wall cupboard.

**Dining Area**
12'9" x 10'9" (3.89m x 3.28m)
Perfect space for family dining with feature decorative wall. Access to excellent additional under stairs storage. Door to the rear porch area with access to the cloakroom and side access door.

**Cloakroom/WC**
4'7" x 3'1" (1.40m x 0.94m)
Comprising of a 2 piece suite including a low level WC and wash hand basin. Ideal Combi Boiler(new in 2023).There is a side door next to the cloakroom that is original wood and partially glazed.

**Spacious First Floor Landing**
26'0" x 6'11" (7.92m x 2.11m)
A lovely traditional 'dog leg' staircase with a beautiful feature stained glazed original window encapsulated into double glazing. Occasional space which could be used for reading/study or relaxation.

**Principal Double Bedroom**
16'8" x 10'11" (5.08m x 3.33m)
Well proportioned and impeccably presented principal double bedroom with rear & side aspect windows and views over the gardens.

**Exquisite En - Suite**
9'1" x 7'10" (2.77m x 2.39m)
Stunning en suite bathroom with a luxury 4 piece suite. Comprising of a free standing roll top bath with free standing tower mixer tap with shower attachment. Shower area with marble effect wall panelling and rainfall shower. Wash hand basin set upon a vanity cupboard and low level WC. Feature 'Herringbone style' tiled wall and Moduleo LayRed Luxury Vinyl Flooring

**Front Double Bedroom Two**
13'10" x 10'11" (4.22m x 3.33m)
A second generous double guest bedroom with both side and front aspect window.

**Front Double Bedroom Three**
15'6" x 8'9" (4.72m x 2.67m)
This is a good sized third double bedroom/dressing room with front aspect window. Splendid bespoke floor to ceiling range of fitted wardrobes with surplus amount of hanging, shelving and drawers.

**Rear Double Bedroom Four**
10'11" x 7'5" (3.33m x 2.26m)
Fourth double bedroom with excellent views over the rear landscaped gardens. Extremely useful walk into storage cupboard.

**Front Single Bedroom Five**
8'8" x 7'11" (2.64m x 2.41m)
A versatile five bedroom with front aspect window. Could also be used for office/study or home working.

**Luxury Family Bathroom**
8'3" x 7'7" (2.51m x 2.31m)
Fabulous family bathroom with high quality 4 piece suite which includes a family bath with attractive 'brick style' splash backs and shower attachment, separate shower area with 'marble effect'wall panelling and rainfall shower, wash hand basin set upon vanity cupboard unit and low level WC. Feature radiator and Moduleo LayRed Luxury Vinyl Flooring

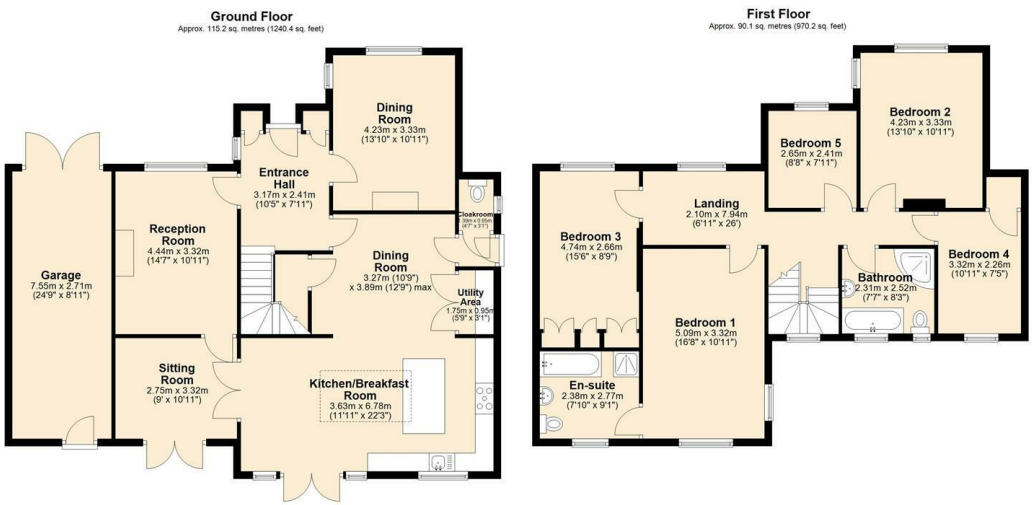
**Integral Garage**
24'9" x 8'11 (7.54m x 2.72m)
With lighting and power and having an access door from the rear garden.

## School catchment areas

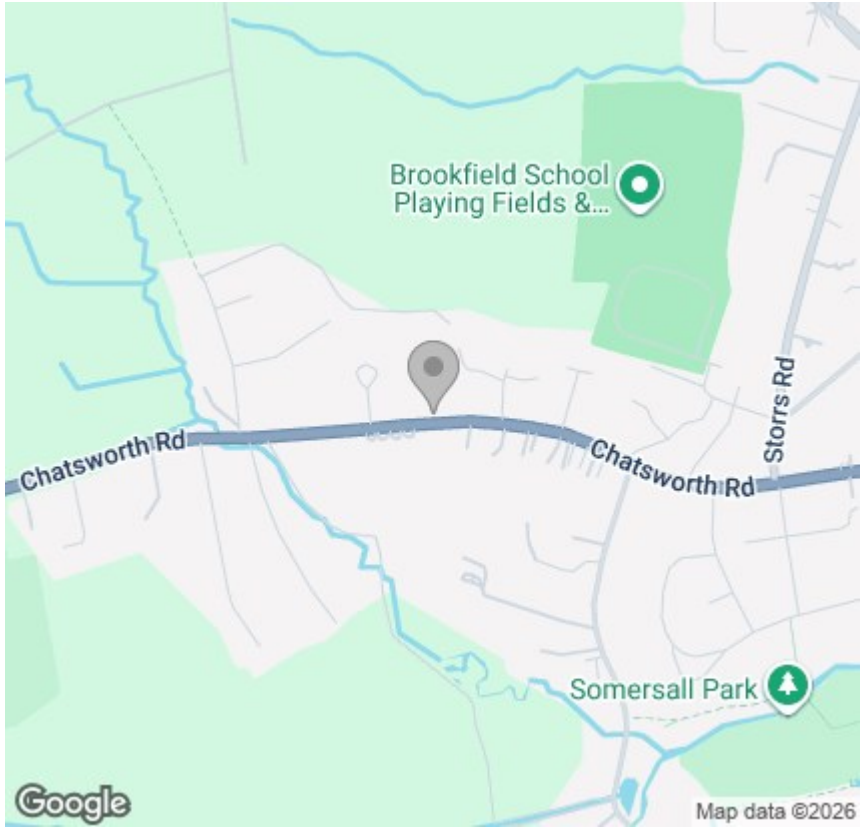
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



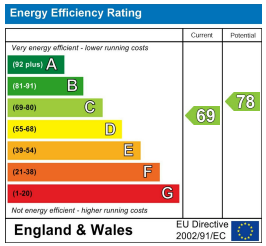

## Area Map

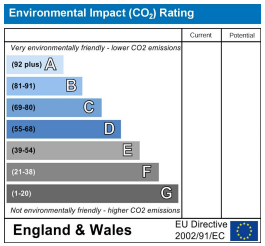



## Viewing

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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