







Tramore

Brassington Lane • Old Tupton • S42 6LB

Guide Price £850,000 to £875,000

Welcome to this exceptional four-bedroom detached family home, completely rebuilt and redesigned in 2023, occupying a generous plot at the end of a private unadopted road in the sought-after area of Old Tupton. Enjoying a semi-rural setting and backing onto open fields, the property offers the perfect balance of countryside living and everyday convenience. A range of local amenities are within easy reach, while highly regarded schools, excellent transport links, and convenient access to Clay Cross, Chesterfield, the M1 motorway, and nearby train stations make this an ideal location for families. The popular Five Pits Trail is also close by, offering scenic walking and cycling routes. Finished to an impressive standard throughout, this is a fantastic family home ready to move straight into. The property is entered via an entrance hall, which leads into a spacious inner hallway. Here, you will find ample built-in storage along with access to a convenient ground floor WC. Positioned to the front of the property is the study, a well-proportioned room featuring a bay window and offering flexibility as a home office, snug, playroom, or additional reception room. Adjacent is the separate dining room, providing ample space for a family dining table and formal entertaining. To the opposite side of the hallway is the spacious living room, a bright and welcoming reception space enhanced by a bay window and a feature log burner. Double doors lead through to the stunning open-plan kitchen diner, which can also be accessed directly from the hallway, creating an excellent flow throughout the ground floor. The kitchen and dining area form the heart of the home. The dining area provides generous space for family gatherings before opening into the beautifully appointed kitchen, fitted with a range of shaker-style units offering extensive storage, integrated appliances, and space for a freestanding fridge freezer. A central island incorporates breakfast bar seating, making it ideal for both casual dining and entertaining. Bi-fold doors open directly onto the rear garden, flooding the space with natural light and creating a seamless connection to the outdoors. The kitchen also benefits from access to a separate utility room, which provides additional space for freestanding appliances, a rear door to the garden, and further internal storage. To the first floor are four double bedrooms and the family bathroom. The principal suite is particularly impressive, accessed via a dedicated walk-in wardrobe which also provides access to the ensuite shower room. The fully tiled ensuite is fitted with a shower cubicle, wash basin, and WC. Beyond the dressing area is the spacious principal bedroom, positioned to the rear of the property and enjoying beautiful open field views. A private balcony provides space for seating and offers the perfect place to enjoy the surrounding outlook. Bedroom two overlooks the rear and side elevations and is another generous double room benefitting from fitted panelled wardrobes and its own modern fully tiled WC and wash basin. Bedroom three is a spacious double room overlooking the side aspect, while bedroom four is another well-proportioned double bedroom enjoying views to the front and side and benefitting from its own wash basin and WC. A particular feature of the property is that all four bedrooms are genuine doubles. The family bathroom has been stylishly modernised and fitted with a contemporary four-piece suite comprising a freestanding bath, separate shower cubicle, wash basin, and WC. Externally, the rear garden is a standout feature of the property. Landscaped, private, and enclosed, it begins with a generous patio seating area ideal for entertaining. Steps lead down to a substantial level lawn bordered by mature trees and enjoying uninterrupted views across open fields, creating a wonderful setting for family life. To the front of the property, gated access leads to a paved driveway providing off-road parking for multiple vehicles. A detached double garage offers further parking and storage, with the added benefit of rear access from the garden.





- Completely Renovated Four Bedroom Detached
- Detached Double Garage & Large Driveway
- Large Plot With Private Open Field Views
- Open Plan Kitchen-Diner
- Principal Bedroom w/ En-Suite, Dressing Room & Balcony Area

- Bedroom Two & Four inc En-Suite
- Fully Enclosed & Private Rear Garden
- Four Piece Family Bathroom
- Spacious Bay Windowed Living Room w/ Log Burner
- Council Tax Band D/EPC Rating F

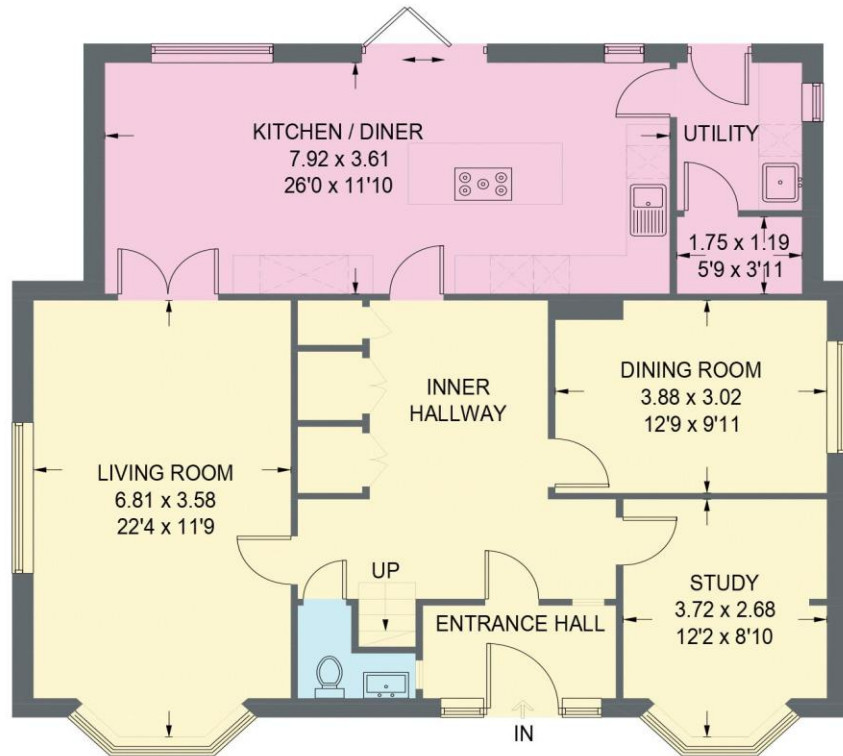


TRAMORE, BRASSINGTON LANE

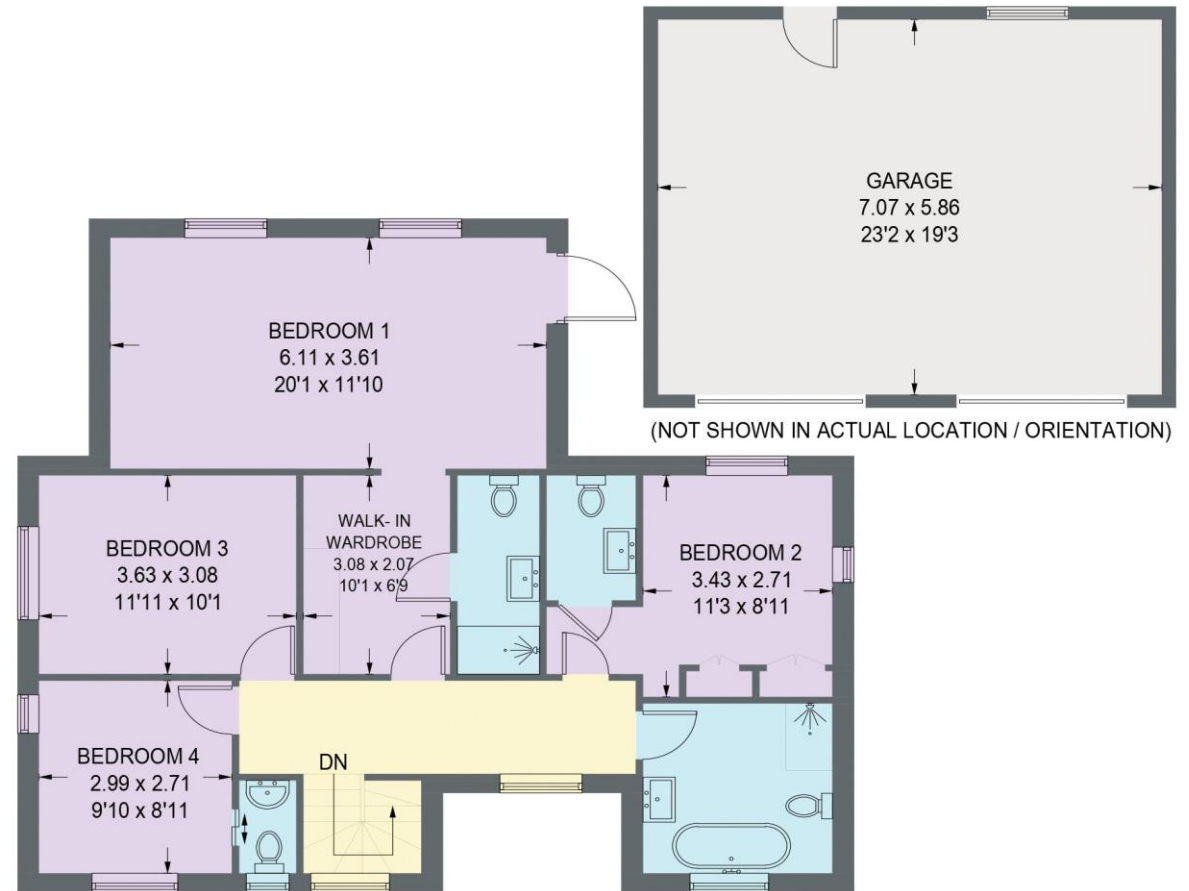
APPROXIMATE GROSS INTERNAL AREA = 228.5 SQ M / 2459.7 SQ FT

GARAGE = 41.2 SQ M / 443 SQ FT

TOTAL = 269.7 SQ M / 2902.7 SQ FT



GROUND FLOOR = 143.4 SQ M / 1543.7 SQ FT



FIRST FLOOR = 85.1 SQ M / 916.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1329350)



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