



w**ards**
estate agents

6 Poppy Crescent

Brimington, Chesterfield, S41 0UL

£375,000

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Early viewing is recommended of this extremely well presented FOUR BEDROOM / TWO BATHROOM DETACHED FAMILY HOUSE which retains its 10 year NHBC Build Certificate from 2020. Situated in this extremely sought after and enviable cul de sac within this popular residential development. Located within close proximity to all local amenities, schools, bus routes and major commuter road links A61/A617/M1 to Dronfield, Sheffield and Chesterfield.

Internally the neutrally decorated accommodation benefits from over 1300 sq ft of living space. Gas central heating (Vaillant Combi) uPVC double glazing and includes front entrance hall with access into the garage. spacious family reception room, Superb Grey Gloss Integrated Dining Kitchen with complementary Utility and Cloakroom/WC.

To the first floor, Principle Double Bedroom with Fabolous dressing area with a fitted wardrobe with mirrored front sliding door, and fully tiled En-Suite Shower Room. Front second double bedroom with fitted wardrobes, rear third double bedroom, with fitted wardrobes with sliding doors, front forth versatile bedroom, also with a fitted wardrobe with sliding doors, which could also be utilised as home office/study space. Stunning fully tiled family bathroom with four piece suite

Externally the front of the property offers blocked paved driveway with two car standing spaces, and access to the integral garage. Mature lawned area with plants / shrubs. White stoned pebbled area which offers access to the rear gardens via the side of the property.

Rear gardens with substantially fenced boundaries. Patio and level lawns perfect for outside socialising and family entertaining, with mature trees, plants and shrubs. There is outside lighting and tap.

Additional Information

10 Year Build Certificate from 2020

Gas Central Heating- Vaillant Boiler

uPVC double glazed windows/facias/soffits/dry ridges

Gross Internal Floor Area- 129.2 Sq.m/ 1391.2 Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Springwell Community College





Entrance Hall

14'8" x 4'4" (4.47m x 1.32m)

Front composite door, and access into the garage. Stairs leading to the first floor.

Splendid Kitchen/ Dining Room

19'3" x 10'8" (5.87m x 3.25m)

Superb range of Grey Gloss base and wall units with complementary worksurfaces over and matching upstands. Inset stainless sink unit with mixer hose tap. Integrated appliances include dishwasher, fridge/freezer, double oven, gas hob and curved glass extractor above. Breakfast Bar with seating. Subtle plinth lighting, concealed lighting beneath cabinets and downlighting. French doors onto the rear gardens.

Utility Room

7'2" x 5'4" (2.18m x 1.63m)

Fitted with a complimentary range of Grey Gloss base and wall units, with complimentary worktops with matching upstands, access to the ground floor W/C. Access via a composite door to the rear gardens.

Cloakroom/WC

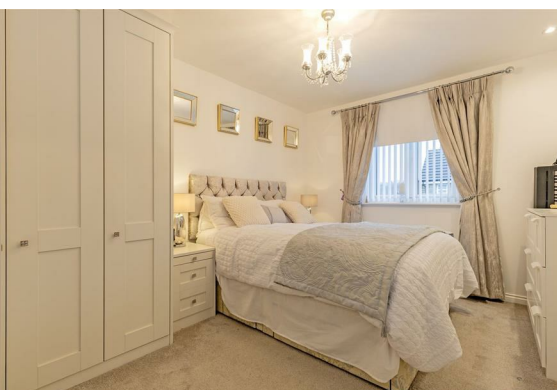
5'1" x 3'0" (1.55m x 0.91m)

Being partly tiled and having a two piece suite which includes a pedestal wash hand basin and low level W/C.

Reception Room

16'10" x 10'2" (5.13m x 3.10m)

A beautifully presented family living room with front bay aspect window and French glazed doors into the entrance hall.



First Floor Landing

19'11" x 6'0" (6.07m x 1.83m)

Spacious landing, with store cupboard where the cylinder tank is located. Access into the loft space.

Principle Double Bedroom One

10'10" x 10'0" (3.30m x 3.05m)

Neutrally decorated main bedroom, with separate dressing area and en-suite. Front aspect window.

Dressing Room

5'11" x 4'10" (1.80m x 1.47m)

Fitted wardrobe with mirrored front sliding door

Superb En - Suite

5'11" x 5'8" (1.80m x 1.73m)

Being fully tiled and comprising of a three piece suite which includes shower cubicle with mains shower, pedestal wash hand basin and low level WC.

Front Double Bedroom Two

13'5" x 9'2" (4.09m x 2.79m)

A second double bedroom with range of fitted wardrobes, and front aspect window.





Rear Double Bedroom Three 10'10" x 8'8" (3.30m x 2.64m)

Third double with rear aspect window. Range of fitted wardrobe with mirrored sliding door.

Front Double Bedroom Four 11'3" x 8'8" (3.43m x 2.64m)

Versatile 4th double bedroom, also with a fitted wardrobe with mirrored sliding doors. This room could also be utilised as a home office/study space.

Stunning Family Bathroom 8'4" x 6'10" (2.54m x 2.08m)

A stunning family bathroom being fully tiled. Comprising of a 4 piece suite which includes a shower area with mains shower, panelled bath with additional shower attachment. Low level WC and wall hung wash hand basin set in vanity units with useful toiletry drawers.



Garage 16'2" x 9'10" (4.93m x 3.00m)

Integral single garage with power and lighting. Space and plumbing available for a washing machine. The boiler is located in the garage.

Outside

Externally the front of the property offers blocked paved driveway with two car standing spaces, and access to the integral garage. Mature lawned area with plants / shrubs. White stoned pebbled area which offers access to the rear gardens via the side of the property.

Rear gardens with substantially fenced boundaries. Patio and level lawns perfect for outside socialising and family entertaining. Well established borders stocked with an abundance of mature trees, plants and shrubs. There is outside lighting and water tap.

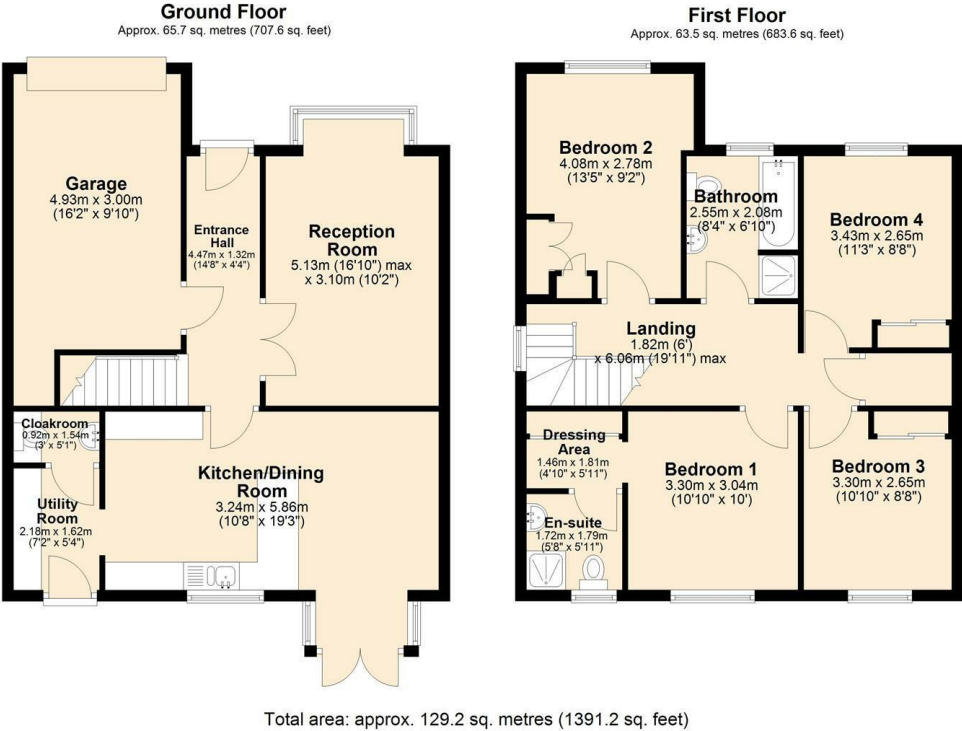
School catchment areas

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.



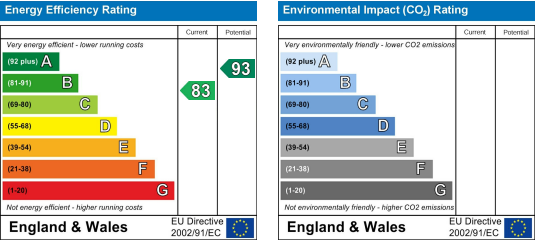
Floor Plan



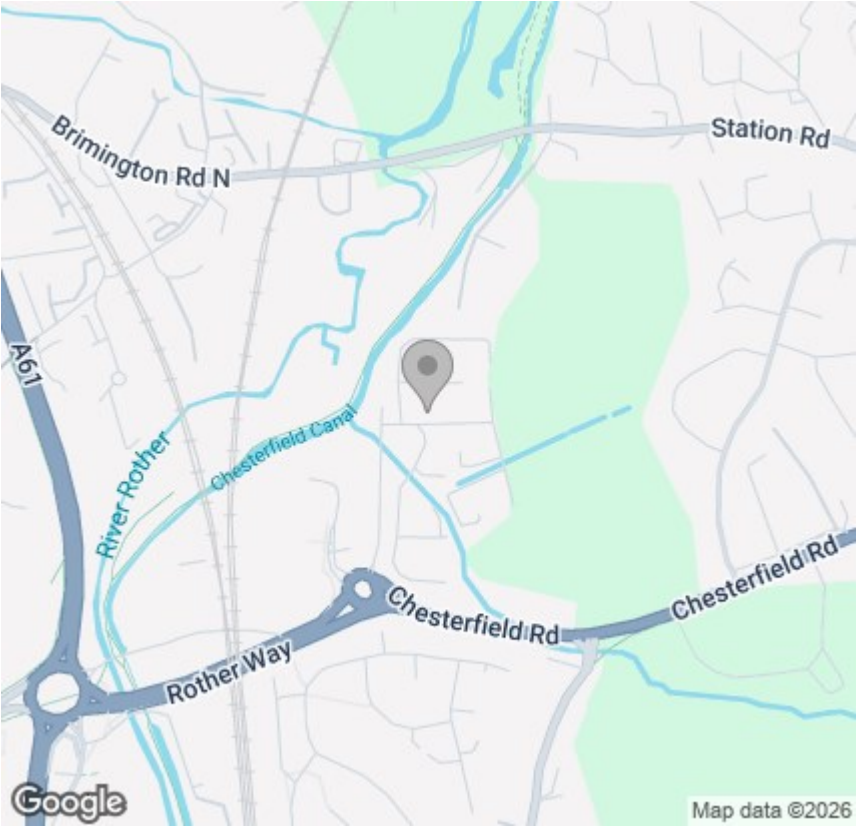
Viewing

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.

