



Brockwell Lane, Chesterfield S40 4EN

welcome to

Brockwell Lane, Chesterfield

William H Brown are delighted to offer to market this well presented 3 bedroom semi-detached home, which benefits from two reception rooms, well appointed kitchen and bathroom, utility room, three comfortable bedrooms and modern family bathroom. The property occupies a generous plot with off-street

Entrance Hall

Double glazed exterior door opens into a welcoming hallway with laminate flooring, stairs to the first floor, radiator and door to;

Living Room

11' 11" x 14' 1" (3.63m x 4.29m)

With fitted carpet, radiator and double glazed French doors to the garden and open sight lines to:

Dining Room

9' 4" x 10' 5" (2.84m x 3.17m)

With ample space for a dining suite and additional furnishings to taste. With fitted carpet, radiator and double glazed window to the front elevation.

Study

7' 8" x 11' (2.34m x 3.35m)

Perfect for those who work from home - Benefitting from fitted carpet, radiator and double glazed window to the front elevation

Kitchen

10' 11" x 9' 7" (3.33m x 2.92m)

Fitted with a selection of wall, base and dower units with striking navy shaker style cabinet doors, which provide ample storage. Newly fitted complimentary worktops provide preparation space and incorporate a stainless steel sink and drainer unit and gas hob hob. The kitchen also features and integral oven, whilst space is provided for a free-standing fridge/freezer and dishwasher. With wood effect flooring pantry cupboard, double glazed window to the rear and double glazed door to the side elevation.

Utility Room

8' x 6' 5" (2.44m x 1.96m)

Having additional storage, space for a free-standing

washing machine, vinyl flooring and double glazed door to the side elevation

First Floor Landing

Carpeted stairs ascend to a central landing area with access to the property's partially boarded loft, radiator, handy storage cupboard, double glazed window to the side elevation and doors to:

Bedrom One

11' 11" x 13' 11" (3.63m x 4.24m)

A comfortable double bedroom with a suite of fitted wardrobes providing ample storage. With fitted carpet, radiator and double glazed window to the front elevation

Bedroom Two

9' 8" x 12' 11" (2.95m x 3.94m)

A second comfortable double bedroom, also benefitting from fitted carpet, built-in storage cupboard housing the property's combination boiler, radiator and double glazed window to the rear.

Bedroom Three

8' 7" x 11' 11" (2.62m x 3.63m)

A comfortable single room, ideal for use as a child's bedroom or spacious dressing room. With fitted carpet, radiator and double glazed window to the front elevation.

Bathroom

Fitted with a modern white suite comprising walk in shower cubicle and separate bath tub and hand-wash basin. The bathroom is fully tiled and has a frosted double glazed window to the rear elevation. The WC is located seperately and this space is partially tiled.





Outside

The property has an attractive frontage which benefits from off-street parking and an established lawn. To the rear lies a mature garden with patio area for entertaining, established lawn, feature pond and fruit trees, together with a storage shed, which is to be included in the sale. Being the end plot, the property benefits from additional outside space, perfect for families or gardening enthusiasts.



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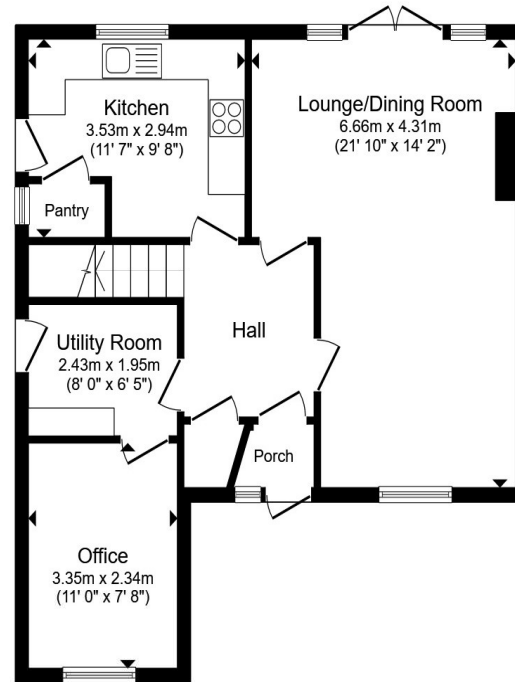
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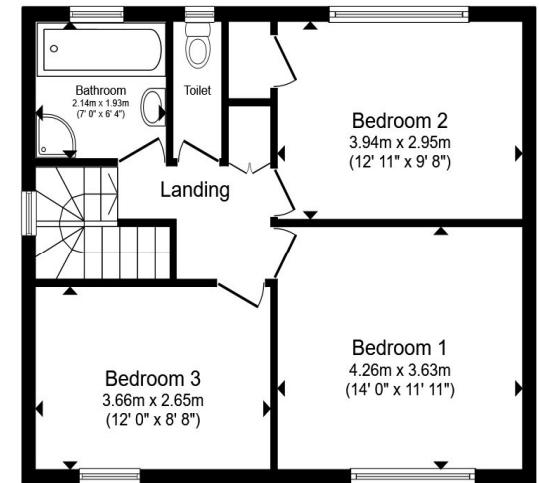
- Council Tax Band C
- Popular Location
- Three Comfortable Bedrooms
- Two Reception Rooms
- Study

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£249,995



Ground Floor



First Floor

Total floor area 112.3 m² (1,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CSF104896 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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