



3 Kennet Vale

Brockwell, Chesterfield, S40 4EW

OFFERED WITH NO CHAIN !!

We are delighted to present this TWO DOUBLE BEDROOM DETACHED BUNGALOW to the open market. Being situated on this elevated plot in this extremely popular and sought after cul de sac which is located within easy access of the town centre, local amenities and bus routes.

Scope for extension or loft conversion (subject to consents)

Internally the BUNGALOW HAS UNDERGONE A SCHEME OF MODERNISATION WORKS and internally the accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. Comprising of side entrance hall with storage cupboards, impressive open plan integrated kitchen/dining/living space with lovely front views and French doors leading onto the gardens. Main double bedroom with range of quality fitted wardrobes, second bedroom with fitted wardrobes, luxury re-fitted shower room with 3 piece suite.

Front low brick walling surround the boundaries with beautifully maintained and tended rockery set with an abundance of mature plants shrubs and bushes. Block paved driveway provides ample car or caravan standing spaces and leads to the Detached Garage. Low level steps to the side pathways leading around the front fenced boundary with pebble borders and also to the rear gardens. Steps to the manicured upper lawns and low maintenance paved/pebble areas. Fenced rear boundaries.





Additional Information
Gas Central Heating-Combi boiler
New radiators throughout.
uPVC double glazed windows
Oak Internal Doors
Wall and loft insulation
Renewed flooring throughout
Gross Internal Floor Area- 91.6Sq.m/ 985.9Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

6'1" x 4'7" (1.85m x 1.40m)
Side entrance door. Two useful storage cupboards.
Access to the fabulous open plan kitchen/dining/family living space.

Superb Open Plan Kitchen

11'11" x 9'11" (3.63m x 3.02m)
Comprising of a full range of base and wall cupboards with smooth finishes and complementary slimline work surfaces with inset sink and splash backs. Integrated electric double oven, induction hob and feature extractor fan above. Vertical radiator. Integrated washing machine and dishwasher along with Integrated bin/refuse space. Herringbone flooring.

Open Plan Dining Space

10'7" x 9'1" (3.23m x 2.77m)
Perfect for family/social entertaining and having a superb picture window with sliding uPVC door which leads into the Conservatory.

Open Plan Reception Room

13'3" x 11'8" (4.04m x 3.56m)
Beautifully presented family reception room with uPVC French doors leading onto the front gardens.

Conservatory

11'4" x 7'0" (3.45m x 2.13m)
Having pleasant views over the front gardens and has complementary Herringbone flooring. Single door leads to the rear gardens.

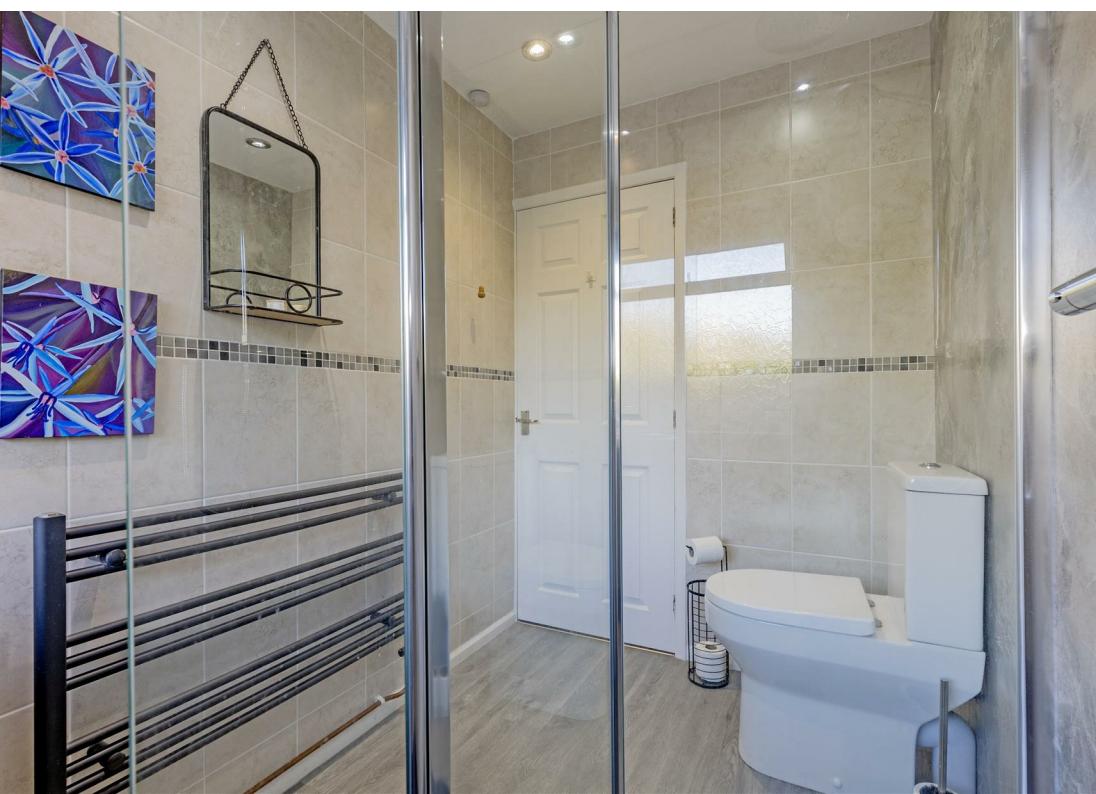
Inner Hallway

8'10" x 6'11" (2.69m x 2.11m)
Airing/Linen cupboard. Access to the insulated and partly boarded loft space via a retractable ladder.

Rear Double Bedroom One

13'10" x 9'11" (4.22m x 3.02m)
A lovely light and airy bedroom with rear aspect window which enjoys views over the rear gardens. Three triple and two double fitted wardrobes.





Rear Double Bedroom Two

12'9" x 8'10" (3.89m x 2.69m)

A second good sized bedroom with both rear and side aspect windows. Range of fitted wardrobes.

Splendid Shower Room

8'9" x 5'4" (2.67m x 1.63m)

Comprising of feature wall panelling and tiles and a 3 piece suite which includes a superb walk in shower area with mains shower and shower attachment spray, wash hand basin set within a gloss fronted vanity storage unit and low level WC. Heated radiator and downlighting.

Detached Garage

17'1" x 8'8" (5.21m x 2.64m)

Having lighting and power and plenty of storage space. Front timber doors.

Outside

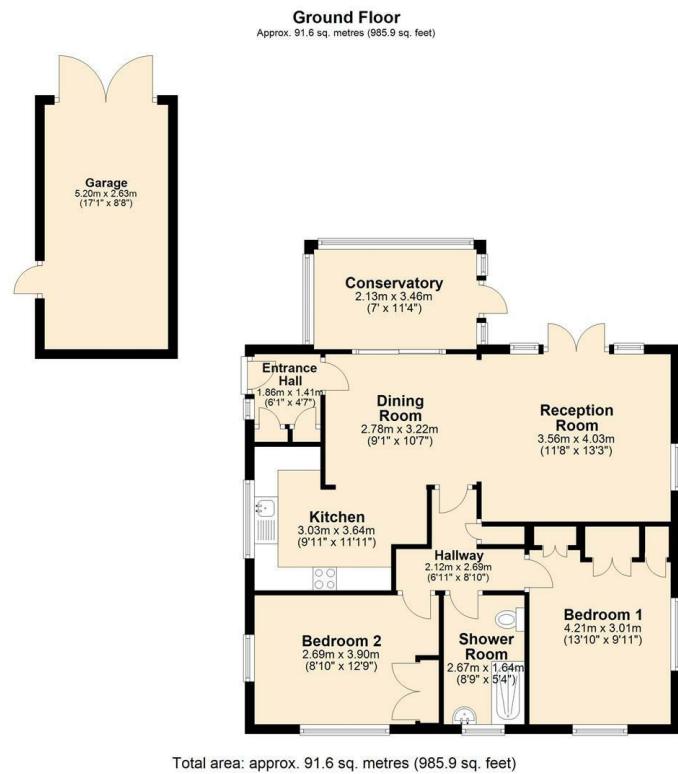
Front low brick walling surround the boundaries with beautifully maintained and tended rockery set with an abundance of mature plants shrubs and bushes. Front Pergola creates a perfect setting for outside enjoyment. Block paved driveway provides ample car or caravan standing spaces and leads to the Detached Garage. Newly fitted side secure gates. Low level steps to the side pathways leading around the front fenced boundary with pebble borders and also to the rear gardens. Steps to the manicured upper lawns and low maintenance paved/pebble areas. Fenced rear boundaries.

School catchment areas

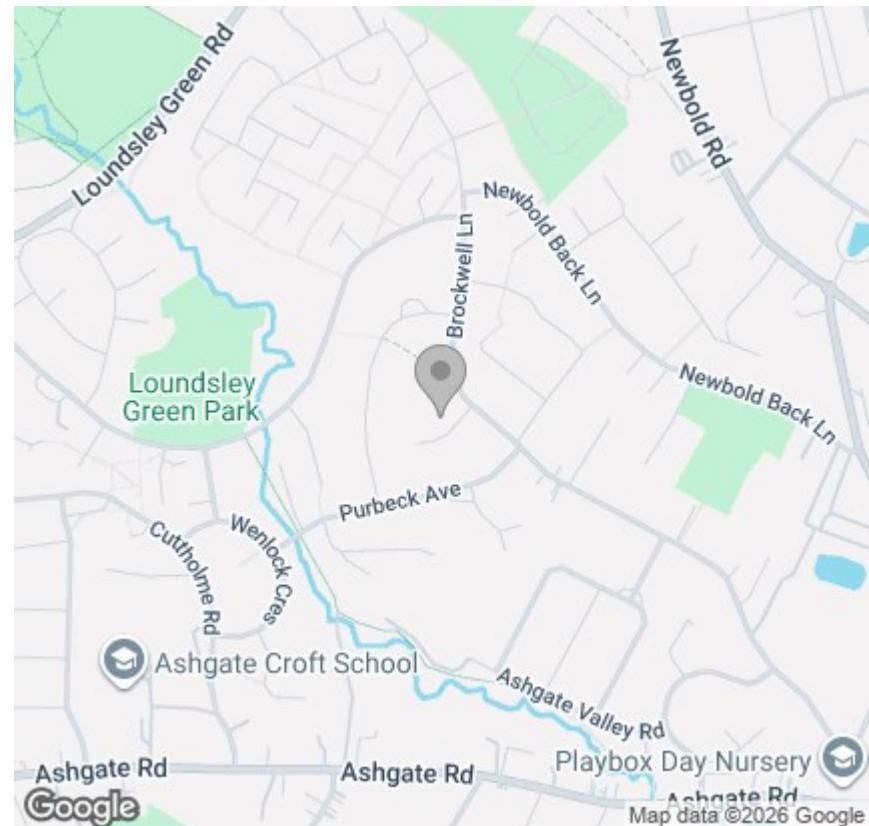
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



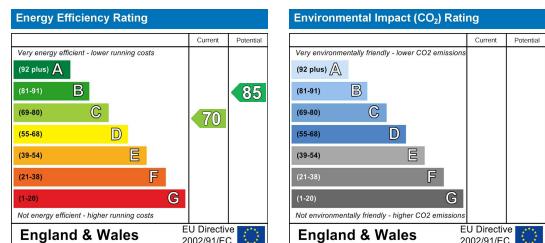
Area Map



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.