



## 612 Chatsworth Road, CHESTERFIELD

£215,000 Freehold

Charming 2-bed family home in Brampton with period features, modern kitchen, private garden, air raid shelter, and previous extension planning. Video tour available.

Council Tax band: A

Tenure: Freehold

**CHARMING FAMILY HOME IN SOUGHT AFTER LOCATION OF BRAMPTON – PREVIOUS PLANNING PERMISSION GRANTED FOR EXTENSION – CHE/21/00189/FUL**

Viewing is essential to fully appreciate this beautifully presented character family home built circa 1901, offering generous living space in the highly desirable area of Brampton. Warm and inviting, this property is perfect for growing families or those seeking a little extra room.

With planning permission previously granted for a single-storey rear extension, this home offers fantastic potential for future expansion.

The side stable-style door leads into a practical utility/porch, flowing seamlessly into the open-plan modern kitchen. Featuring fitted cupboards, a built-in oven, and views over the garden, this space is open plan to the dining/sitting room and enhanced by a log burner, creating a cosy atmosphere perfect for family meals. At the front, the bright and airy lounge benefits from a large feature bay window and an original feature fireplace.

Upstairs, the spacious landing leads to a beautifully updated family bathroom with white suite and shower over bath and two well-proportioned double bedrooms, both retaining their original feature fire surrounds and one with built in storage/wardrobe.

Adding to the property's appeal, there may be potential to extend into the loft. To the front is access to on street parking and to the rear is a private, well established garden with new patio, lawn and your own piece of history...your own air raid shelter/store!

With its blend of character, charm, and potential, this home is an opportunity not to be missed. Arrange your viewing today!

**VIDEO TOUR AVAILABLE – TAKE A LOOK AROUND**





#### **PORCH/UTILITY ROOM**

7' 11" x 4' 7" (2.41m x 1.40m)

A practical space featuring a durable slatted floor, UPVC entrance door, and UPVC windows, allowing plenty of natural light. Equipped with space/plumbing for a washing machine, this area is designed for convenience. The corrugated roof adds a functional touch, making it a versatile addition to the home.

#### **KITCHEN**

7' 11" x 7' 1" (2.42m x 2.16m)

A well-appointed space featuring a stylish slatted floor and a charming traditional stable door. The kitchen is fitted with a range of beech gloss wall, drawer, and base units, offering ample storage. A slot-in cooker is conveniently positioned, while a composite sink with a brushed stainless finish sits beneath a UPVC window, allowing natural light to flood in. Tasteful tiled surrounds add a touch of elegance, while a wooden single-glazed window enhances the character of the space.

#### **DINING/SITTING ROOM**

12' 0" x 11' 11" (3.65m x 3.62m)

A characterful space featuring a stylish slatted floor and a charming multi-fuel burner, perfect for creating a cosy atmosphere. The open-plan layout seamlessly connects to the kitchen, while a built-in storage cupboard offers practicality. A wooden single-glazed window adds a touch of traditional charm, complemented by a radiator for warmth and comfort. Additionally, there is convenient access to the cellar, providing extra storage options.

#### **LOUNGE**





#### **PORCH/UTILITY ROOM**

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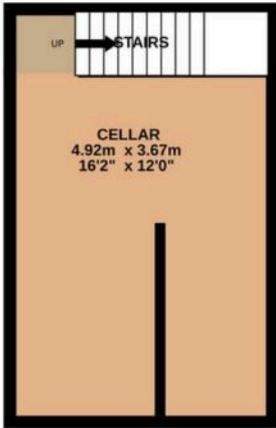
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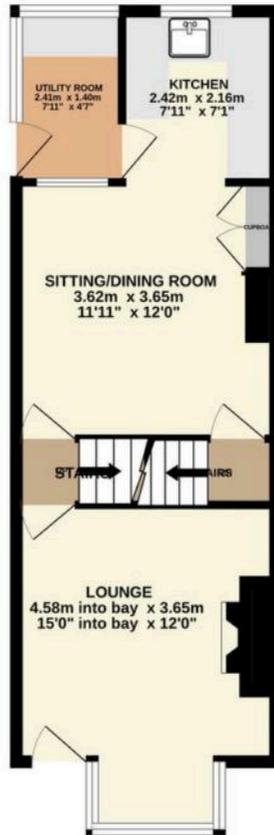
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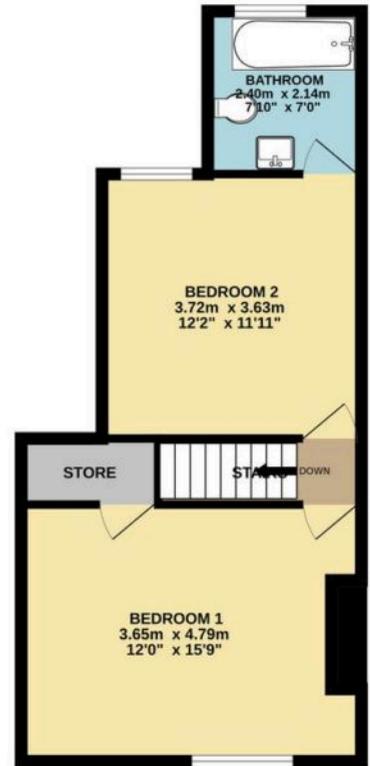
CELLAR  
21.1 sq.m. (227 sq.ft.) approx.



GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR  
39.8 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA : 100.0 sq.m. (1077 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

