

2, Fox's Place Old Road, Brampton, Chesterfield, S40 2WJ
£270,000

W.T.PARKER
EST. 1909

* RECENTLY BUILT DETACHED BUNGALOW * POPULAR LOCATION CLOSE TO CHATSWORTH ROAD * TWO GENEROUS DOUBLE BEDROOMS * SPACIOUS LIVING ROOM * COMPREHENSIVELY FITTED BREAKFAST KITCHEN WITH DOOR TO OUTSIDE & INTEGRATED APPLIANCES * SHOWER ROOM/W.C. WITH LARGE SHOWER ENCLOSURE * SPACIOUS RECEPTION HALL * GARDENS TO FRONT, SIDE & REAR * OFF STREET VEHICULAR STANDING * GAS CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS & DOORS * NO UPWARD CHAIN

A very spacious detached bungalow which occupies a lovely plot with gardens to front, side and rear elevations. The property itself was built by the current owner but has never been occupied, therefore offering new appliances and fittings throughout. The property has a large and welcoming reception hall which provides access to all rooms and also has a loft access via pull down loft ladder to a VERY spacious roof space which is boarded and houses the gas central heating boiler. There is also a good sized reception room with quality wood flooring and double doors leading through to the well-equipped breakfast kitchen with door to the rear garden. There are also two double bedrooms and shower room/w.c.

Outside, the property has clearly defined boundaries and is access via a shared driveway with the neighbouring property.

The property also has double glazed windows and doors and is offered for sale with NO UPWARD CHAIN.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com







Location & Access
The property is accessed between numbers 76 & 78 Old Road, Brampton.

Reception Hall
A spacious and welcoming reception hall with entrance door to front elevation, two double glazed windows to side elevations, ceramic tiled flooring, radiator and access to partially boarded roof space with pull down loft ladder, light and central heating boiler.

Lounge
16'2" x 11'9" (4.94m x 3.59m)
A good sized reception room with has a UPVC double glazed picture window to front elevation, wooden flooring, radiator and doors leading back through to hall and breakfast kitchen.

Breakfast Kitchen
12'2" x 11'9" (3.72m x 3.60m)
Having been fitted with a range of shaker-style wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap over. Also having integrated appliances to include fridge freezer, dishwasher, washing machine, electric double oven along with ceramic hob with extractor hood over. There is also a centre island with worksurfaces over and storage below, continuation of the ceramic tiled floor, UPVC double glazed window and door to rear elevation.

Bedroom One
12'11" x 11'9" (3.96m x 3.60m)
With UPVC double glazed window to front elevation and radiator.

Bedroom Two
12'11" x 11'8" (3.95m x 3.58m)
With UPVC double glazed window to rear elevation and radiator.

Shower Room/WC
7'8" x 5'9" (2.35m x 1.76m)
Having been fitted with a white suite comprising low flush w.c., vanity unit with inset wash basin and mixer tap over, large shower enclosure with fitted shower, heated towel rail, ceramic tiled flooring, UPVC double glazed window to rear elevation.

Outside
To the front of the property there is ample off street parking and a large outbuilding. Gardens wrap around to the side elevation and there are timber garden gates giving access to the rear.

The rear elevation has a mix of grass and lawned areas along with a raised decking with pergola and border areas.

Boundaries are clearly defined by timber fencing.

EPC Rating
83/B

Tenure
Understood to be freehold

Services
We understand all mains services are connected to the Premises.

Viewing Arrangements
For further information or to arrange a viewing, please contact the selling agents:

Rachael Grange 01246 232156 | rachael@wtparker.com
Lisa Griffiths 01246 232156 | lisa@wtparker.com

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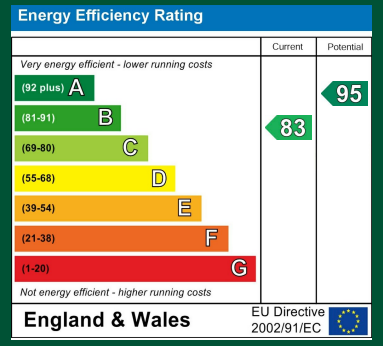






Ground Floor













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