



w**ards**
estate agents

47 Vincent Crescent,
Brampton, Chesterfield, S40 3NW

£325,000

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Offered with No Chain-Early viewing is recommended of this TWO DOUBLE BEDROOM DETACHED BUNGALOW- Situated in this highly sought after affluent suburb of Chesterfield within the BROOKFIELD SCHOOL CATCHMENT! Benefits from an excellent range of local amenities including a good selection of local restaurants, pubs, doctors, shops and bus routes. Also surrounded by plenty of open space/countryside and local parks and on the fringe of the stunning National Peak Park, home to some of England's best scenery.

The bungalow offers well proportioned accommodation which benefits from gas central heating with an Ideal Condensing Boiler (new in 2024) and uPVC double glazing. Internally includes front entrance porch, entrance hall, front family reception room, rear dining kitchen with utility. two double bedrooms with built in wardrobes and fully tiled family bathroom with 4 piece suite.

Front stone boundary walling compliments the front aspect of this bungalow. Mature lawns and well stocked borders. Wrought iron gates lead to the front drive with carport and leads to the detached single brick garage with workshop.

Rear enclosed gardens with substantial boundaries and well established lawn and borders.





Additional Information

Gas Central Heating-Ideal Condensing Boiler - new in 2024
uPVC Double Glazed windows
Gross Internal Floor Area- 108.7 Sq.m/ 1169.7 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Brookfield Community School
There is a manhole drainage cover underneath the carpet in the utility room.

Entrance Porch

5'10" x 2'6" (1.78m x 0.76m)
Front uPVC entrance door

Entrance Hall

13'11" x 5'11" (4.24m x 1.80m)
Internal glazed doors lead into the hallway. Access to the roof space via a loft hatch with a pull down ladder. The Condensing Boiler is located here.

Kitchen/ Dining Room

15'4" x 11'10" (4.67m x 3.61m)
Comprising of a range of wood effect base and wall units with worksurfaces and inset stainless steel sink unit. Space for cooker. Door to the utility.

Utility Room

9'9" x 6'5" (2.97m x 1.96m)
Pantry off. Sink unit. Door to the garden. There is a manhole drainage cover underneath the carpet in the utility room.

Reception Room

19'0" x 11'6" (5.79m x 3.51m)
Stone fire surround with matching side TV plinths and electric fire. Large front aspect window.

Front Double Bedroom One

12'1" x 10'11" (3.68m x 3.33m)
Main double bedroom with built in wardrobe. Rear aspect window

Rear Double Bedroom Two

12'1" x 10'5" (3.68m x 3.18m)
A second double bedroom with Built in wardrobe, rear aspect window





Fully Tiled Family Bathroom

9'5" x 7'3" (2.87m x 2.21m)

Comprising of a 4 piece suite which includes a panelled bath, walk in shower area with mains shower, vanity wash hand basin with cupboards and drawers and low level WC. Chrome heated towel rail. Airing cupboard with cylinder water tank.

Detached Garage

17'0" x 8'10" (5.18m x 2.69m)

Up and over doors. Rear Workshop.



Workshop

11'1" x 8'4" (3.38m x 2.54m)

With lighting and power.

Outside

Front low stone boundary walling with lawned garden and mature side borders. Side driveway provides parking and access to the carport and rear detached garage.

Rear enclosed gardens with substantial boundaries and well established lawn and borders and patio. Greenhouse. Brick built store. Timber shed. Water Tap.



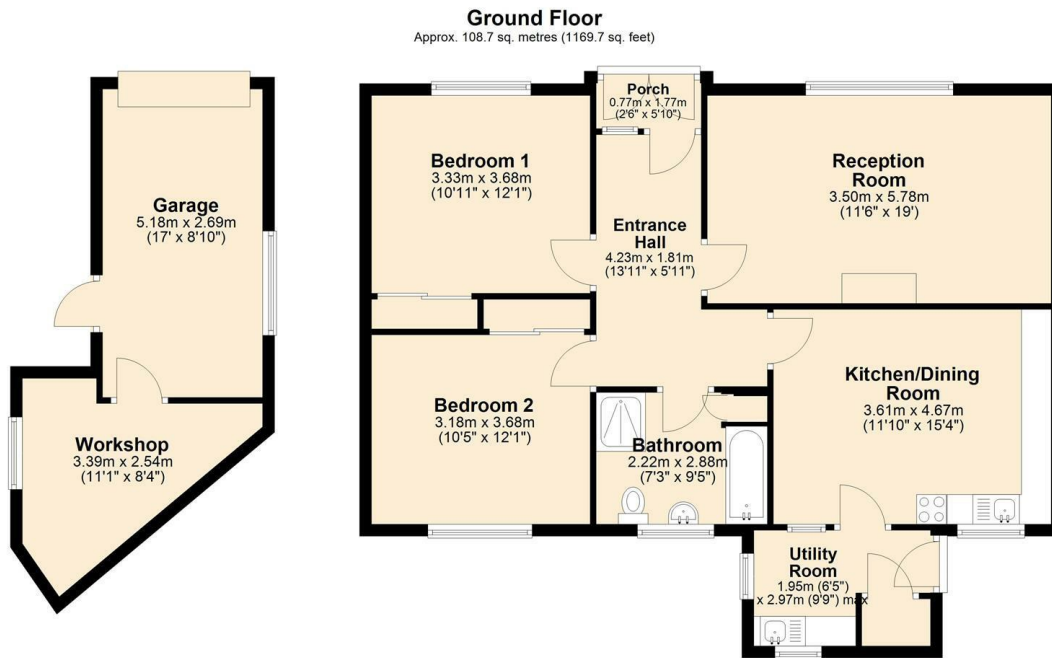
School catchment areas

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

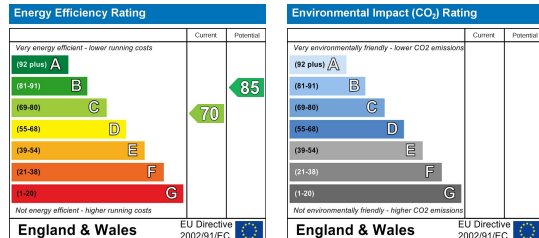


Total area: approx. 108.7 sq. metres (1169.7 sq. feet)

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.

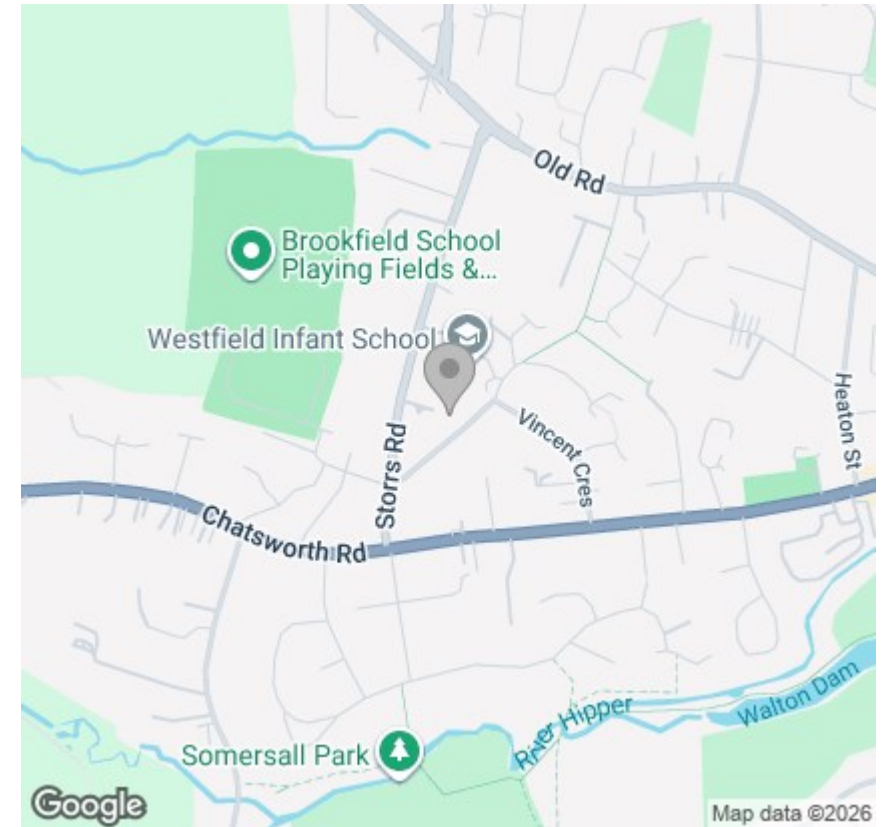
Energy Efficiency Graph



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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.

