wards
estate agents

189b Old Road

Brampton, Chesterfield, S40 3QH

Guide price £375,000

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Guide Price £375,000 - £385,000

Internal Viewing is essential to full appreciate this exceptionally well presented and decorated THREE DOUBLE BEDROOM/TWO BATHROOM 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.

Internally the versatile accommodation benefits from gas central heating with a Combi boiler, uPVC double glazed windows/facias/soffits & guttering. On the ground floor offers front entrance porch into a spacious entrance hall, splendid family reception room, integrated breakfasting kitchen which is open plan to the dining room and leads through to the rear Conservatory. Ground floor double bedroom and shower room with 3 piece suite.

To the first floor a delightful principal double bedroom with range of fitted wardrobes, third double bedroom and superb shower room with 3 piece suite. Occasional landing space offers versatile study/home working area.

The property is attractive from the frontage, with a large block paved driveway providing ample off road parking, with a stone walled front garden set with established trees and planting with low maintenance in mind. Gated pathways continue to both sides of the property giving excellent access, whilst remaining secure.

To the rear is a well-proportioned, secure and enclosed rear garden, finished with stone paved patio and upper terraces. Decorative pebbles and established borders set with an abundance of mature plants & shrubbery which provides a tranquil retreat with low maintenance in mind. A perfect place for family and social outside entertainment.

Additional Information

GUARANTEE FOR INSTALLATION & MATERIALS OF EPDM ROOF SYSTEM FOR 25 YEARS FOR THE FLAT ROOF TO THE DORMER- Dated 24th August 2026

Additional Information

Redecorated throughout.
Gas Central Heating- Vaillant Combi boiler under 3 years old and serviced
uPVC Double Glazed Windows/facias/soffits/guttering
Gross Internal Floor Area-126.3 Sq.m/1359.7 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area - Brookfield Community School

Front Entrance Porch
5'4" x 4'1" (1.63m x 1.24m)
External Canopy and uPVC front entrance door into the porch

Entrance Hall
14'11" x 5'4" (4.55m x 1.63m)
A uPVC entrance door opens into an entrance vestibule, where a further fully glazed uPVC entrance door opens into the welcoming entrance hall

Reception Room
14'6" x 11'11" (4.42m x 3.63m)
Beautifully presented and decorated family reception room with front aspect bay window and feature contemporary fireplace with electric fire.

Kitchen/ Breakfast Room
19'4" x 7'10" (5.89m x 2.39m)
Superb range of base and wall units with glass display wall cabinet, complimentary work surface and inset ceramic sink with tiled splash backs. Space for cooker with chimney extractor above and fridge freezer. Useful larder. Integrated Dishwasher and Washing machine with cupboard front both newly installed in March 2025. Side uPVC door. Open archway to the dining room

Dining Room
10'8" x 7'7" (3.25m x 2.31m)
A second reception room with high level windows and single uPVC glazed door which lead into the Conservatory

uPVC Conservatory
11'1" x 7'10" (3.38m x 2.39m)
A lovely garden room/conservatory which enjoys views over the gardens and with French doors leading out onto the patio and terraces.

Study Area
10'8" x 7'4" (3.25m x 2.24m)
A versatile space that could be used for study or home working area. Useful under stairs store cupboard. Staircase leads to the first floor accommodation.

Rear Double Bedroom Two
11'11" x 10'8" (3.63m x 3.25m)
Spacious double bedroom with rear aspect window.

Ground Floor Shower Room
9'0" x 4'6" (2.74m x 1.37m)
Comprising of a 3 piece suite which includes a double shower cubicle with new electric shower (2025) low level WC and wash hand basin set in attractive vanity cupboard. Wall panelling, heated towel rail and tiled floor.

First Floor Landing
10'11" x 6'5" (3.33m x 1.96m)
Stairs rise from the study to the first floor landing, off which is a useful landing storage area. The spacious landing provides scope for a dressing area or home office, and provides access to the Principal bedroom a very spacious double, the third bedroom of a good size, and a second shower room.

Landing/ Storage Area
7'9" x 4'4" (2.36m x 1.32m)
The spacious landing provides scope for a dressing area or home office. Additional eaves storage space. The Vaillant Combi Boiler is located on this landing.

Splendid Principal Double Bedroom
15'5" x 12'10" (4.70m x 3.91m)
Generously proportioned main double bedroom with surplus extra storage to the eaves. Dressing Area with a range of triple wardrobes. Velux window.

First Floor Shower Room
7'8" x 4'0" (2.34m x 1.22m)
Wall panelled and comprising of a 3 piece suite which includes a shower cubicle with mains shower, wash hand basin set in vanity cupboard and low level WC. Heated towel radiator and tiled floor.

Double Bedroom Three
10'5" x 8'0" (3.18m x 2.44m)
A third good sized bedroom with side aspect window. Electric wall heater.

Outside
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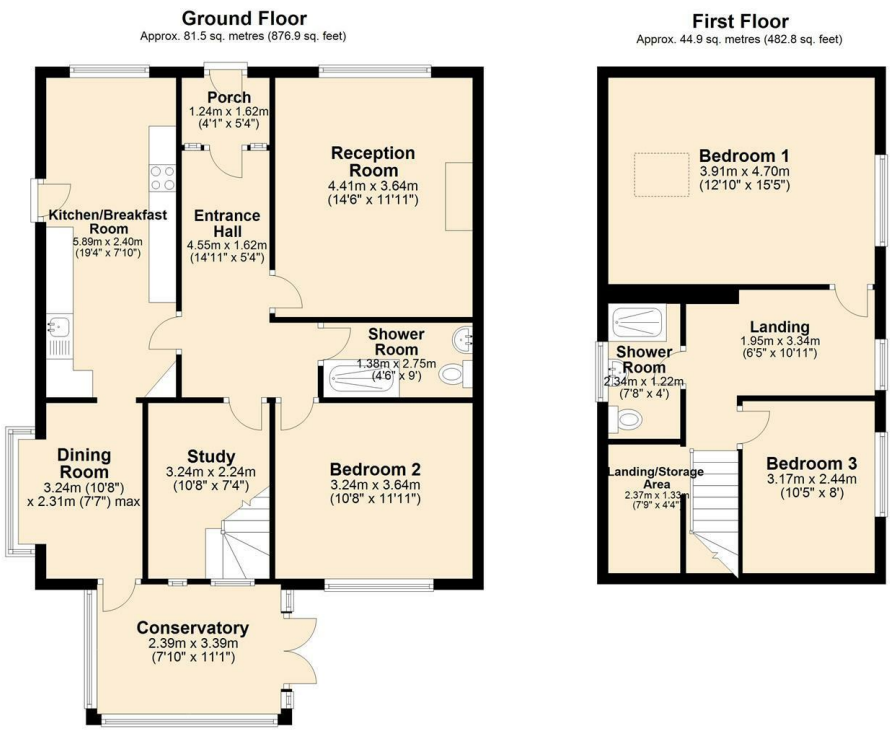
There is a useful shed to the rear, and an additional shed accessed to the side of the property.

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.

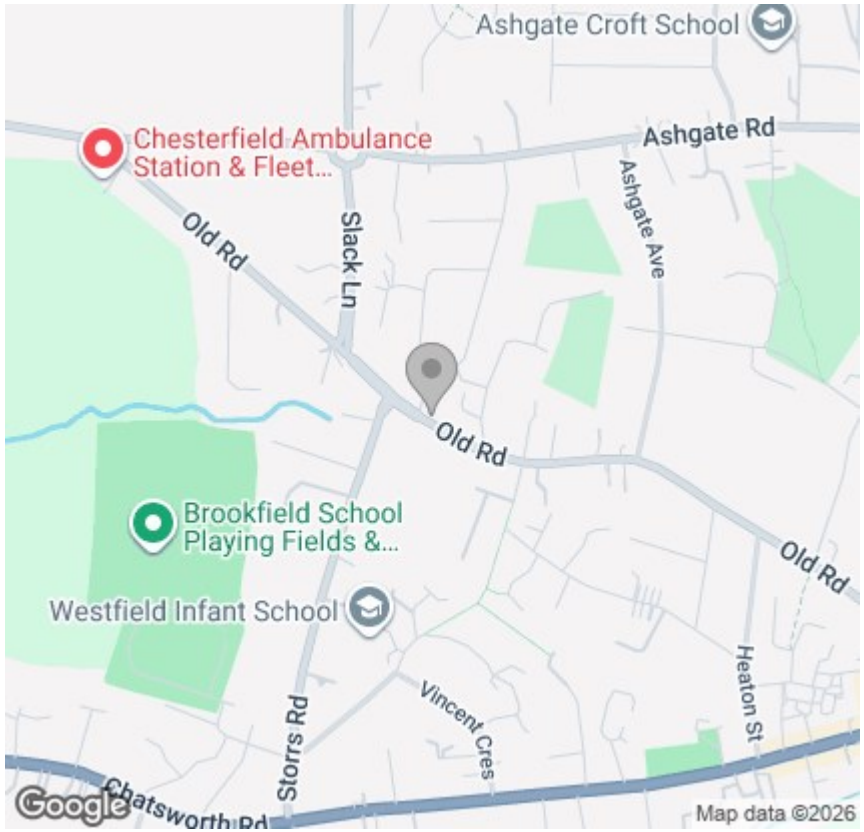
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 126.3 sq. metres (1359.7 sq. feet)

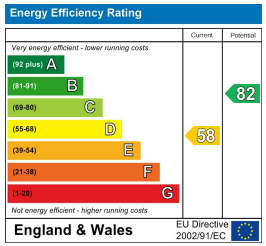
Area Map

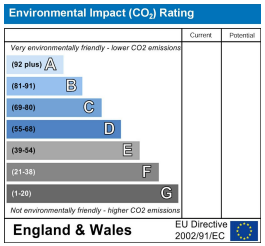


Viewing

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.

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