



w**ards**
estate agents

28 Westfield Close
Brampton, Chesterfield, S40 3RS

£325,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!

Early Viewing is High Recommended of this well proportioned THREE BEDROOM DETACHED FAMILY HOUSE which is situated in this extremely popular cul de sac in this ever popular residential location. Close to all local amenities, bus routes and reputable schools within BROOKFIELD SCHOOL CATCHMENT.

Internally the property does require some updating and currently benefits from gas central heating, uPVC double glazing. Comprises:- entrance hallway, cloakroom/WC, family reception/dining room with French doors onto the rear gardens and fitted kitchen. To the first floor rear main double bedroom, second front double bedroom and third versatile bedroom which could be used for office or home working, partly tiled family bathroom with 3 piece suite.

Resurfaced front driveway provides car parking spaces. Access to the attached garage Fully stocked rear enclosed gardens with an abundance of well established mature trees, plants and shrubbery. Stone patio and sun awning provide a perfect setting for outside social and family entertaining/enjoyment.





Additional Information

Gas Central Heating-Conventional Boiler with Blue Flame Heat Service Plan included until the sale completes. Installed in June 2022 and has a 10 year warranty which has been registered.

uPVC Double Glazed windows

Gross Internal Floor Area-102.5 Sq.m/1103.1 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area -Brookfield Community School

Additional Information

Carpets, curtains, blinds, awning, fridge, washing machine, cooker and light fittings are included in the sale.

Entrance Hallway

8'9" x 6'0" (2.67m x 1.83m)

Front uPVC entrance door leads into the hallway. Two useful store cupboards. Staircase to the first floor.

Cloakroom/WC

5'6" x 2'11" (1.68m x 0.89m)

Comprising of a 2 piece suite which includes a wash hand basin and low level WC

Reception Room

24'3" x 17'9" (7.39m x 5.41m)

Well proportioned family reception/dining room with front aspect bay window and French uPVC doors to the rear garden. Fireplace with gas-fire.

Fitted Kitchen

12'5" x 7'9" (3.78m x 2.36m)

Comprising of a range of base and wall units with complimentary work surfaces and inset composite sink with tiled splash backs. Space for fridge, washing machine and cooker. Wall mounted Baxi 800 Boiler. Useful Utility store cupboard and side door to the rear gardens.

First Floor Landing

8'1" x 5'9" (2.46m x 1.75m)

Access via a retractable ladder to the partly boarded, insulated loft space. Airing cupboard with water cylinder tank and shelving.

Rear Double Bedroom One

13'2" x 9'7" (4.01m x 2.92m)

Main double bedroom with rear aspect window which enjoys views over the rear gardens.





Front Double Bedroom Two

11'0" x 8'11" (3.35m x 2.72m)

A second double bedroom with front aspect window.

Rear Bedroom Three

10'4" x 7'11" (3.15m x 2.41m)

A third good sized versatile bedroom with rear aspect views. Could also be used for office or home working if required.

Partly Tiled Bathroom

8'9" x 8'2" (2.67m x 2.49m)

Comprising of a 3 piece Blue colour suite with shower spray. Pedestal wash hand basin and low level WC.

Attached Garage

18'10" x 8'7" (5.74m x 2.62m)

Having lighting, power and remotely controlled main garage door. Rear personal door leads to the gardens. The consumer unit is in the garage.

Outside

Resurfaced front driveway provides car parking spaces. Access to the attached garage. Open plan lawn area and mature shrubbery borders.

Fully stocked rear enclosed gardens with an abundance of well established mature trees, plants and shrubbery. Stone patio and sun awning provide a perfect setting for outside social and family entertaining/enjoyment. Garden shed and outside water tap.

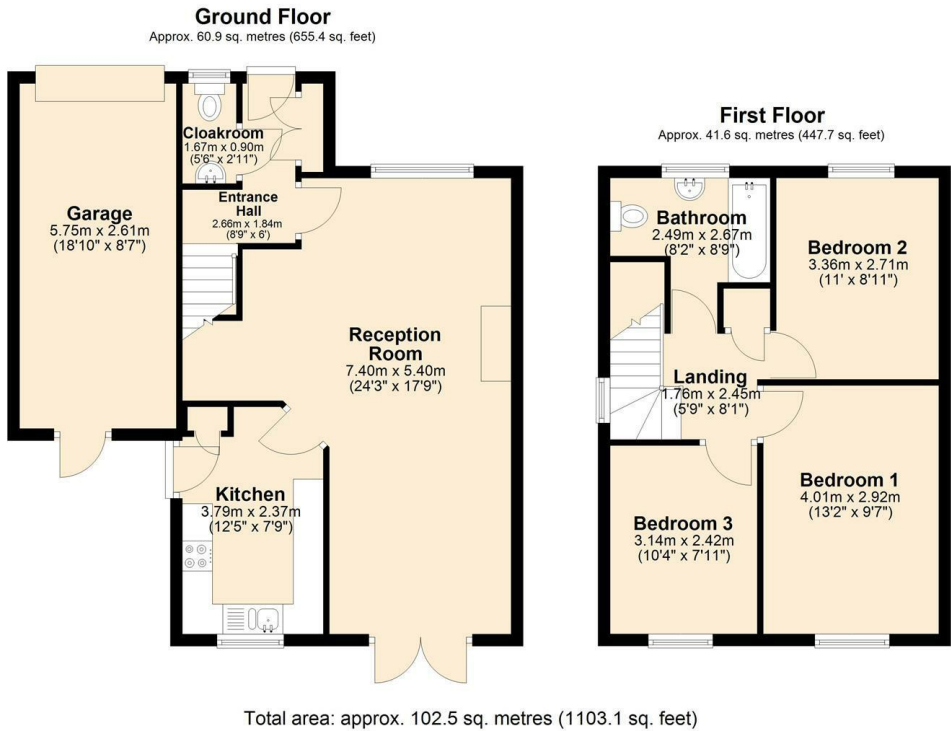
School catchment areas

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.



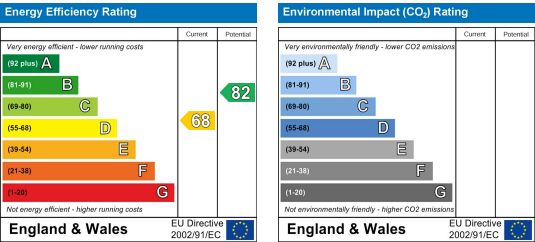
Floor Plan



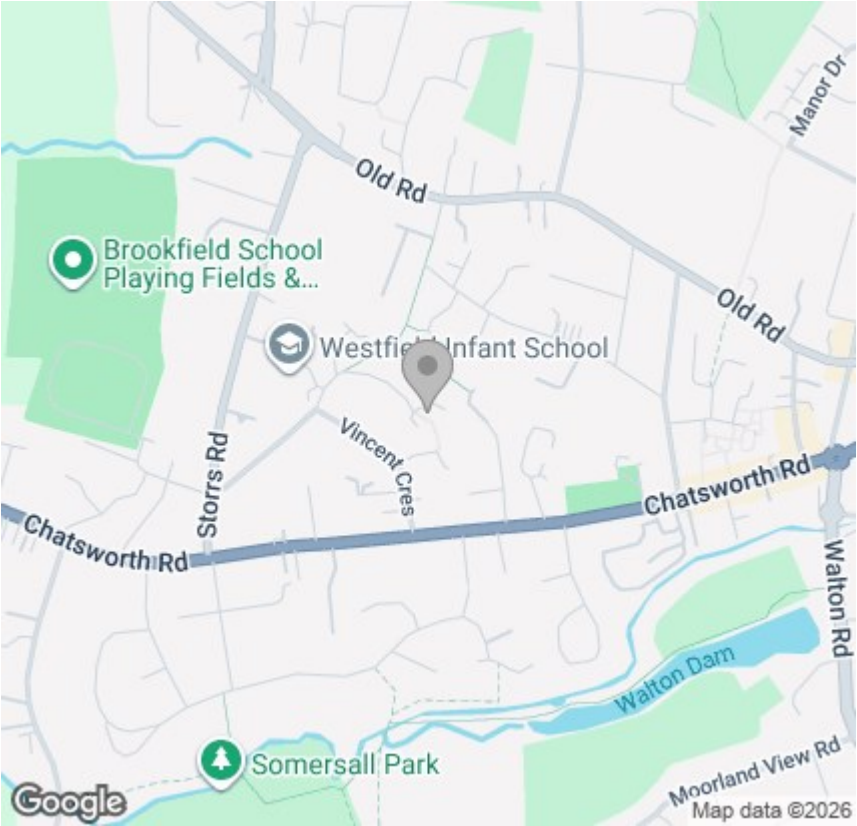
Viewing

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



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.

