



**w****ards**  
estate agents

## **9 Briar View**

Brimington, Chesterfield, S43 1EJ

**Offers in the region of £325,000**

## 9 Briar View

Brimington, Chesterfield, S43 1EJ

Early viewing is absolutely imperative to fully appreciate this well proportioned EXTENDED THREE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE! Situated in a sought after cul de sac setting. Conveniently placed for the local amenities in Brimington and for bus routes and access into the Town Centre, Staveley and main commuter links via the A61/A617 and Motorway Junction 29/29a/30

Internally the well maintained and presented family extended accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of front entrance hall, family reception room with inset electric stove, superb integrated dining kitchen, utility, cloakroom and impressive rear conservatory with French doors onto the rear landscaped gardens.

To the first floor, main double bedroom with dressing room and fitted wardrobes leading into the superb fully tiled en suite shower room. Further extended double bedroom, third versatile bedroom which could be used as office or home working and an attractive fully tiled family bathroom with 3 piece White suite.

Superb large block paved driveway which provides ample parking for several vehicles and gives access to the attached garage. Corner landscaped low maintenance garden area with plumb slate chippings, decorative pebble area and ornamental garden features. Substantially fenced boundaries.

Fabulous fully landscaped and low maintenance rear garden with substantial fences and Laurel hedge boundaries. Stunning Natural Stone patio with inset feature circular artificial turf areas, raised side beds and corner seating area presents an absolutely perfect setting for family & social outside entertaining/enjoyment!

### Additional Information

Gas Central Heating -Ideal Combi boiler- serviced in Sept 2025

uPVC double glazed windows

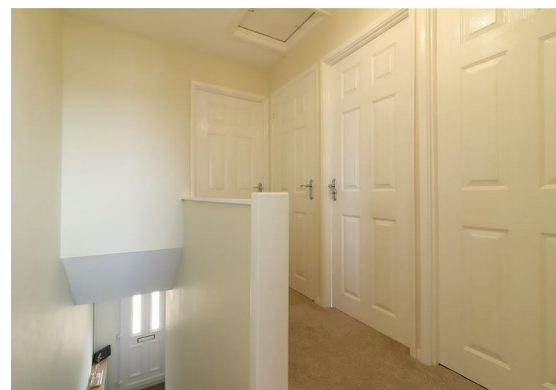
PP + BRegs Certification for Extension

Gross Internal Floor Area - 26.5 Sq.m/ 1361.0 Sq.Ft.

Council Tax Band -B

Secondary School Catchment Area-Springwell Community College





**Entrance Hall**  
10'11" x 3'7" (3.33m x 1.09m)

**Reception Room**  
16'1" x 10'6" (4.90m x 3.20m)

Neutrally presented family reception room with inset fireplace having a stone hearth with electric stove and wooden lintel above. Front aspect bay window and French doors into the dining kitchen.

**Superb Kitchen/ Diner**  
19'2" x 10'6" (5.84m x 3.20m)

Comprising of a range of Cream fronted base and wall units with complementary work surfaces having an inset stainless steel sink unit and feature tiled splash backs. Integrated double oven, hob with extractor above. Integrated dishwasher and space for washing machine. Breakfast Bar with seating space. Useful under stairs store cupboard and French doors leading into the Conservatory. Internal French doors into the reception room. Door into the utility.

**Utility Room**  
17'4" x 9'0" (5.28m x 2.74m)

Door onto the rear gardens and door leading into the cloakroom

**Cloakroom/WC**  
5'5" x 2'7" (1.65m x 0.79m)

Comprising of a 2 piece suite having a low level WC and wash hand basin.

**Impressive Conservatory**  
12'9" x 9'5" (3.89m x 2.87m)

Having lovely views over the rear gardens. Herringbone style Laminate flooring and French doors onto the stone patio. Fitted blinds are included.

**First Floor Landing**  
10'2" x 5'8" (3.10m x 1.73m)

Store cupboard where the Ideal Combi boiler is located. Access to the insulated loft space.

**Front Double Bedroom One**  
13'10" x 8'2" (4.22m x 2.49m)

A light and airy main double bedroom with two front aspect windows. Useful over stairs store cupboard. Open plan access to the dressing room and further into the en suite.

**Dressing Room**  
7'4" x 7'1" (2.24m x 2.16m)

Range of mirror fronted fitted wardrobes.

**En - Suite Shower Room**  
7'4" x 5'5" (2.24m x 1.65m)

Being fully tiled and comprising of a 3 piece suite which includes a shower cubicle and attractive vanity cupboards housing the low level WC and wash hand basin. Downlighting and tiled flooring. Wall mounted heated towel rail.

**Rear Double Bedroom Two**  
15'8" x 11'10" (4.78m x 3.61m)

A generous extended double bedroom with rear aspect windows which overlook the rear gardens.





### Rear Bedroom Three

10'6" x 6'3" (3.20m x 1.91m)

A versatile third bedroom which could also be used for office or home working if required. Rear aspect window.

### Splendid Family Bathroom

7'6" x 6'2" (2.29m x 1.88m)

Being fully tiled and comprising of a 3 piece White suite which includes a shower bath with screen and mains shower above, pedestal wash hand basin and low level WC. Chrome heated towel rail. Downlighting.

### Outside

Superb large block paved driveway which provides ample parking for several vehicles and gives access to the attached garage. Corner landscaped low maintenance garden area with plumb slate chippings, decorative pebble area and ornamental garden features. Substantially fenced boundaries.



Fabulous fully landscaped and low maintenance rear garden with substantial fences and Laurel hedge boundaries. Stunning Natural Stone patio with inset feature circular artificial turf areas, raised side beds and corner seating area presents an absolutely perfect setting for family & social outside entertaining/enjoyment!

### Garage

14'10" x 7'7" (4.52m x 2.31m)

Having power and lighting. Up and over door. Space for dryer.



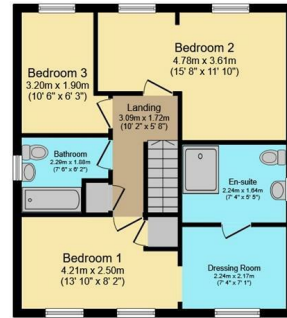
### School catchment areas

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 floor area: 126.5 sq.m. (1,361 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

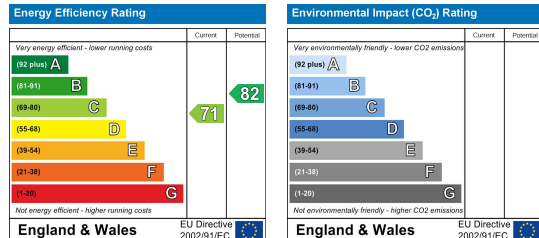
## Area Map



## 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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