wards
estate agents

14 Poppleton Croft

Brimington, Chesterfield, S43 1RF

Guide price £220,000

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OFFERED WITH NO ONWARD CHAIN - Impeccably presented TWO DOUBLE BEDROOM, TWO BATHROOM SEMI-DETACHED HOUSE with SOUTH FACING REAR GARDEN & 10 year NHBC build warranty from 2020 with 4 years remaining.

Poppleton Croft is a superbly appointed development of just 26, two, three, four and five bedroomed homes located on Manor Road, Brimington, a highly regarded location situated less than two miles to the East of Chesterfield. Convenient for local schools, bus routes, train station, hospital and access to commuter links including M1 J29/29A.

Internally the property benefits from Gas Central Heating (conventional boiler newly installed 2020) uPVC double glazing throughout, and comprises of - Front porch, spacious family reception room, splendid kitchen/diner with French doors onto the rear garden, downstairs cloakroom/WC.

To the first floor :- Principal double bedroom with views over the rear garden and partly tiled en-suite. Front double second bedroom with dual aspect windows. Partly tiled family bathroom, benefitting from a White three piece suite.

Offering two car standing spaces to the front with front lawn and matured hedges. Secure side gate leading to the rear garden.

Externally to the rear offers a sun blessed SOUTH FACING REAR GARDEN with substantially fenced boundaries. Patio area with mature lawn offers a fabulous space for family/social entertaining.
There is external lighting & outside tap

Additional Information

There is a £100 management fee to be paid to Poppleton Croft Management LTD annually.

Additional Infomation

Gas Central Heating- Ideal Conventional Boiler - Newly Installed in 2020
Dishwasher & Washing Machine can be included by separate negotiation.
uPVC Double Glazed Windows / soffits/facias/guttering
Gross Internal Floor Area- 70.8 Sq.m/ 761.8 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area - Springwell Community College

Porch

4'7" x 3'2" (1.40m x 0.97m)

Front uPVC entrance door.

Family Reception Room

13'4" x 10'0" (4.06m x 3.05m)

Spacious front family living room with front aspect window.

Cloakroom/WC

6'8" x 3'2" (2.03m x 0.97m)

Comprising of a two piece suite which includes, pedestal wash hand basin with chrome mixer tap & low level W/C. Tiled flooring, downlights & uPVC double glazed window.

Splendid Kitchen/Dining Room

14'1" x 13'4" (4.29m x 4.06m)

Comprising of a range of Cream Shaker Style wall & base units with complimentary Oak effect worktops and matching upstands. Inset stainless steel sink, gas hob with curved chimney extractor above, single oven, integrated fridge/freezer. Dishwasher & washing machine with matching cupboard fronts (can be included by separate negotiation) French doors leading out onto the rear gardens. Laminate flooring, downlights & stairs leading to the first floor. The boiler is located here.

First Floor Landing

7'2" x 4'0" (2.18m x 1.22m)

Providing access to both double bedrooms & the family bathroom. Access to the insulated loft space.

Principal Bedroom One

8'11" x 10'7" (2.72m x 3.23m)

Main double bedroom with rear aspect window and views over the rear garden. Storage cupboard where the hot water cylinder tank is located.

En-suite Shower Room

7'5" x 4'1" (2.26m x 1.24m)

Partly tiled en-suite with tiled floor and comprises of :- Shower cubicle, with dual shower heads with rainfall shower. Pedestal wash hand basin with chrome mixer tap, low level W/C, Chrome heated towel rail. Downlights.

Front Double Bedroom Two

13'4" x 9'7" (4.06m x 2.92m)

Dual front aspect windows, good-sized second bedroom which is versatile and could also be used for office/study/home working space.

Family Bathroom

9'0" x 4'8" (2.74m x 1.42m)

Partly tiled family bathroom which comprises of a three piece White suite which includes :- Bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level W/C, Chrome heated towel rail. Tiled floor, downlights & useful storage cupboard.

Outside

Offering two car standing spaces to the front driveway with front lawn and matured hedges. Secure side gate leading to the rear garden.

Externally to the rear offers a sun blessed SOUTH FACING REAR GARDEN with substantially fenced boundaries. Patio area with mature lawn offers a fabulous space for family/social entertaining.
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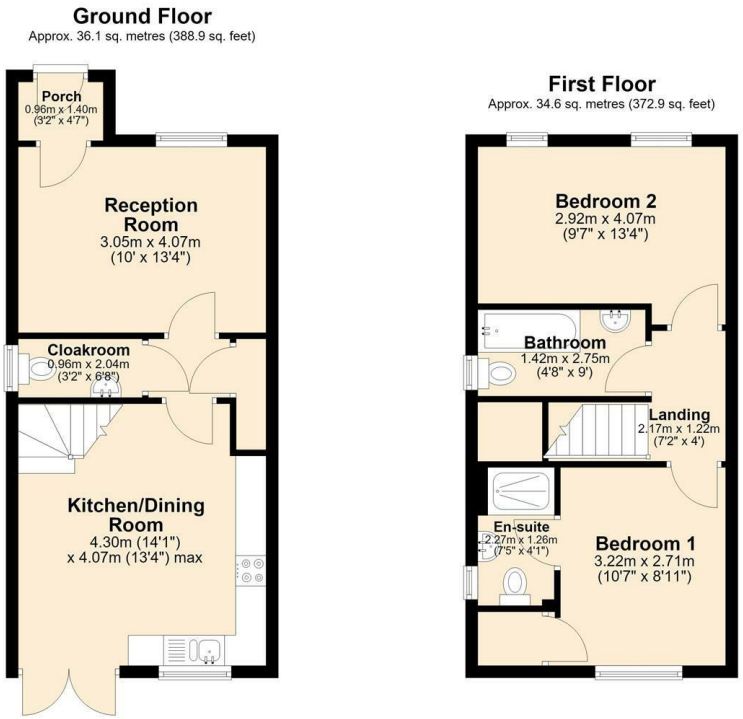
School catchment areas

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.

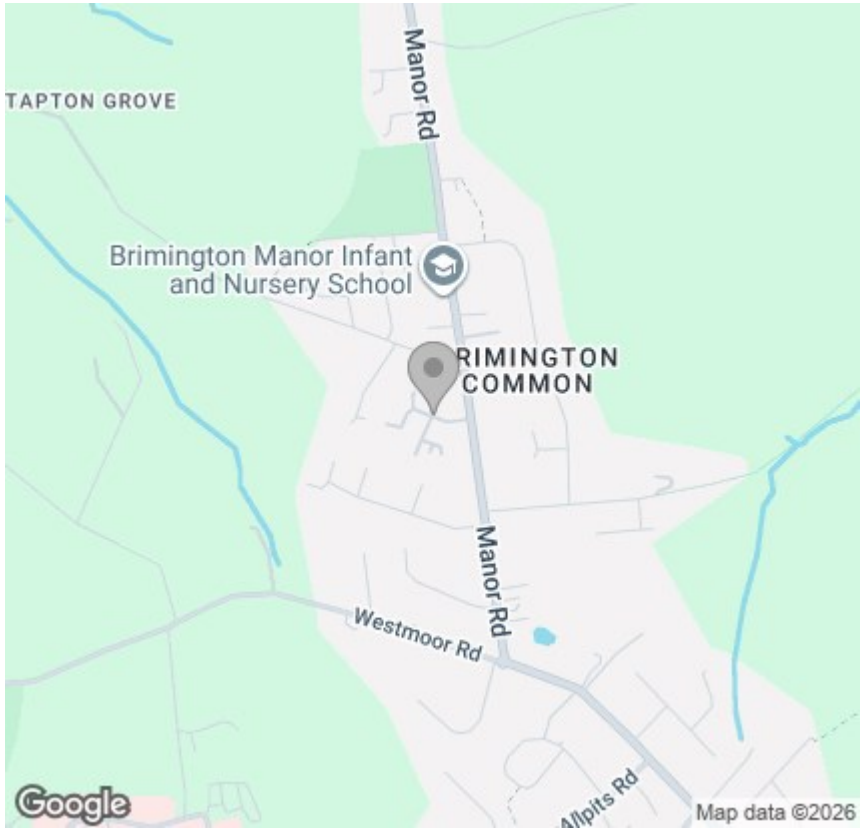
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

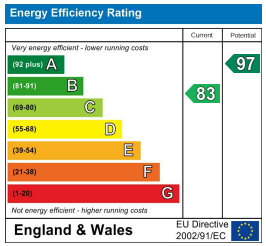
Area Map

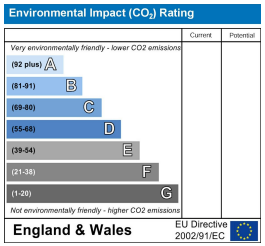


Viewing

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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