



40 Hedley Drive,
Brimington, S43 1BF

OFFERS IN THE REGION OF

£295,000



WILKINS VARDY

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DETACHED FAMILY HOME - FOUR BEDS - RE-FITTED BATHROOM - CUL-DE-SAC POSITION

Sit towards the head of a cul-de-sac is this delightful bay fronted detached house which offers a generous 1,161 square feet of well-designed accommodation, including three inviting reception rooms, ideal for both relaxation and entertaining guests. The house also features a fitted kitchen with utility room and WC off. There are also four good sized bedrooms, the master bedroom having an en suite WC. The family bathroom is conveniently located, catering to the needs of a busy household. Outside, the property includes parking for one vehicle, and an enclosed west facing rear garden.

Located just a short distance from the local amenities in Brimington Village, the property is also well placed for accessing transport links into the Town Centre and towards Dronfield and Sheffield.

This home presents a wonderful opportunity for families or individuals looking to settle in a peaceful yet vibrant part of Chesterfield. With its ample living space and practical layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

- DETACHED FAMILY HOME IN CUL-DE-SAC POSITION
- THREE GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH UTILITY ROOM & GROUND FLOOR WC OFF
- USEFUL & VERSATILE STORE ROOM
- FOUR GOOD SIZED BEDROOMS
- RE-FITTED FAMILY BATHROOM & EN SUITE WC TO MASTER BEDROOM
- OFF STREET PARKING & MATURE REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors (except front entrance door)

Gross internal floor area - 107.9 s.m./1161 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A timber and glazed front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

15'6 x 13'7 (4.72m x 4.14m)

A good sized bay fronted reception room, fitted with laminate flooring and having a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Dining Room

10'5 x 9'0 (3.18m x 2.74m)

A rear facing reception room, fitted with laminate flooring and having sliding patio doors which overlook and open onto the covered deck seating area.

Kitchen

12'6 x 10'5 (3.81m x 3.18m)

Being fully tiled and fitted with a range of beech effect wall, drawer and base units with under unit lighting and complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a dishwasher, and there is also space for an under counter fridge and a freestanding cooker with fitted extractor hood over.

Tiled floor.

A door gives access to a built-in under stair store.

Further doors from here give access into a Store Room and the Utility Room.

Utility Room

7'4 x 6'10 (2.24m x 2.08m)

Having a fitted worktop with tiled splashback and two base units below.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

This room also houses the gas boiler.

Tiled floor.

A uPVC double glazed door gives access onto the side of the property, and a further door opens to a ...

WC

4'7 x 3'6 (1.40m x 1.07m)

Being fully tiled and fitted with a white 2-piece suite comprising of a semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.

Tiled floor.

Store Room

8'10 x 5'0 (2.69m x 1.52m)

Located between the kitchen and the ground floor bedroom. A useful space which

could be used as a dressing room or has the potential to be converted in an en suite (subject to the necessary consents).

Reception Room

10'6 x 8'10 (3.20m x 2.69m)

A versatile room, fitted with laminate flooring and having a window overlooking the front of the property.

On the First Floor

Landing

Having a built-in storage, and loft access hatch.

Bedroom One

13'7 x 12'10 (4.14m x 3.91m)

A good sized front facing double bedroom, fitted with laminate flooring and having a range of fitted wardrobes with sliding mirror doors.

A door gives access into a ...

En Suite WC

Fitted with a white 2-piece suite comprising of a wash hand basin with vanity unit below, and a low flush WC, both with tiled splashback.

Tiled floor.

Bedroom Two

10'9 x 8'4 (3.28m x 2.54m)

A front facing double bedroom, fitted with laminate flooring and having a triple door wardrobe.

Bedroom Three

9'11 x 8'6 (3.02m x 2.59m)

A rear facing double bedroom, currently used as an office.

Bedroom Four

8'6 x 8'4 (2.59m x 2.54m)

A rear facing good sized single/small double bedroom fitted with laminate flooring.

Re-Fitted Bathroom

6'9 x 5'10 (2.06m x 1.78m)

Having waterproof boarding to the walls and fitted with a modern white 3-piece suite comprising of a panelled 'P' shaped bath with glass shower screen and mixer shower over, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC with fitted tall storage unit to the side.

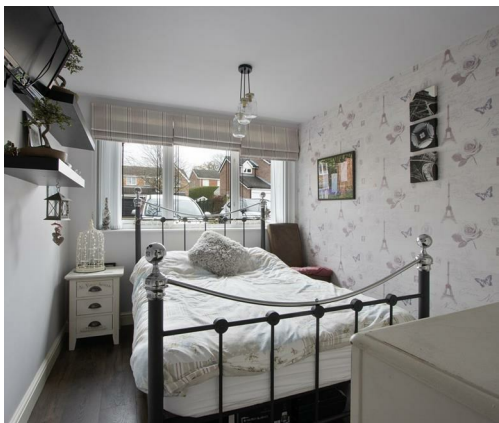
Vertical heated towel rail.

Outside

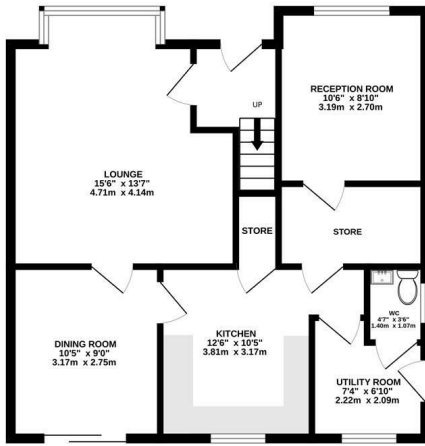
A tarmac driveway to the front of the property provides off street parking. There is also a decorative gravel bed with mature tree.

A paved path with decorative border to the side of the property, leads to a gate which opens to the enclosed rear garden.

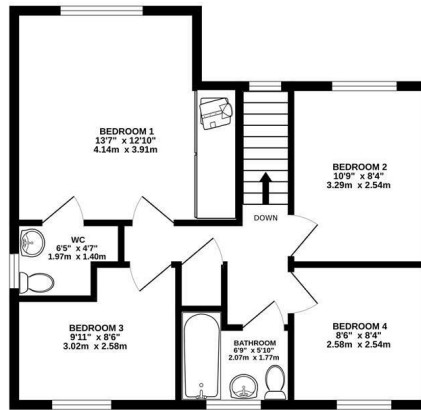
To the rear of the property there is a covered deck seating area and a paved area, both of which lead down to a lawn with mature shrubs and plants. There is also a summerhouse which is available to purchase by separate negotiation.



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

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, gas fire, shower unit, plumbing installations, and electrical 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.

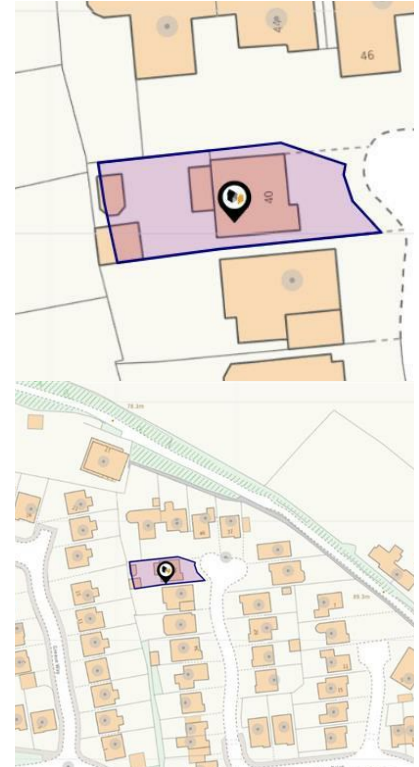
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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wilkins-varDY.co.uk