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estate agents

128 Brushfield Road

Ashgate, Chesterfield, S40 4XE

Guide price £350,000

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Early viewing is absolutely imperative to fully appreciate this generously proportioned **EXTENDED THREE BEDROOM/TWO BATHROOM DETACHED BUNGALOW**, situated on an enviable corner plot within this extremely sought after residential location which is within easy access of local shops, amenities, schools & bus routes. Holmebrook Valley Park, Linacre Reservoirs and the National Peak Park are close by. Main commuter links including the M1 J29 and Train Station are within proximity.

Internally the very well maintained and presented interior benefits from gas central heating with a Combi boiler, uPVC double glazing and offers front porch/hallway, fabulous integrated dining kitchen, superb open plan reception room with inset multi fuel stove and dining room having patio doors overlooking the patio and gardens. Extended Principal double bedroom with luxury en suite shower room, attractive family bathroom with 3 piece suite, and two further double bedrooms.

Open plan front lawns and side driveway that provides ample car parking spaces and leads to the detached garage.

Generous rear enclosed gardens with substantial boundaries. Well tended lawns and established borders set with an abundance of mature plants, trees and shrubbery.

Good sized patio area completes the perfect setting for family/social outside entertaining & enjoyment. Garden shed.





Additional Information

Gas Central Heating -Combi boiler- located in the attic- serviced
uPVC double glazed windows
Gross Internal Floor Area -114.2 Sq.m/ 1229.7 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area-Outwood Academy Newbold

Front Porch

6'2" x 3'2" (1.88m x 0.97m)

Accessed via a double glazed entrance door and having a double glazed window to the front.

Front Entrance Hall

An inviting entrance into this family bungalow.

Superb Dining Kitchen

22'2" x 8'6" (6.76m x 2.59m)

Re-fitted and comprising of a quality range of base and wall units with dual contrasting colours, complementary work surfaces and inset sink with mixer tap. Integrated electric oven, hob & chimney extractor above. Integrated dishwasher and washing machine plus space for fridge/freezer. Down lighting and laminate flooring. Door to open plan living/dining room.

Reception Room

18'11" x 11'8" (5.77m x 3.56m)

A stunning light and airy open plan family living/dining room with rear aspect window. Feature inset hearth with multi-fuel log burner.

Dining Room

13'9" x 9'5" (4.19m x 2.87m)

Patio doors leading onto the patio and gardens

Inner Hallway

12'3" x 3'8" (3.73m x 1.12m)

Access to the bedrooms and bathroom. Access via a retractable ladder to the insulation loft space which has lighting. Useful store cupboard.

Extended Double Bedroom 1

15'2" x 14'3" (4.62m x 4.34m)

A good sized double extended main double bedroom with rear aspect window overlooking the gardens. Fitted wardrobes are included. Laminate flooring. Access into the en suite.

Luxury En Suite

9'2" x 4'7" (2.79m x 1.40m)

Comprising of a 3 piece suite which includes a double shower cubicle with mains rainfall shower, low level WC and wash hand basin set in vanity unit. Wall mounted toiletry cabinet, chrome heated towel rail.





Front Double Bedroom 2

13'3" x 8'6" (4.04m x 2.59m)

Having a front aspect window and is complemented with a range of mirror fronted wardrobes.

Rear Double Bedroom 3

10'7" x 8'5" (3.23m x 2.57m)

With rear aspect window, lovely views over the gardens. Laminate flooring.

Part Tiled Bathroom

7'10" x 6'2" (2.39m x 1.88m)

Comprising of a 3 piece suite which includes a smaller than average bath with screen and rainfall mains shower, low level WC and wash hand basin set in vanity unit. Chrome heated towel radiator. Wall fitted toiletry cupboard. Tiled flooring.



Outside

Open plan front lawns and side driveway that provides ample car parking spaces and leads to the detached garage.

Generous rear enclosed gardens with substantial boundaries. Well tended lawns and established borders set with an abundance of mature plants, trees and shrubbery.

Good sized patio area completes the perfect setting for family/social outside entertaining & enjoyment. Garden shed.

Detached Garage

16'11" x 8'9" (5.16m x 2.67m)

With lighting and power.



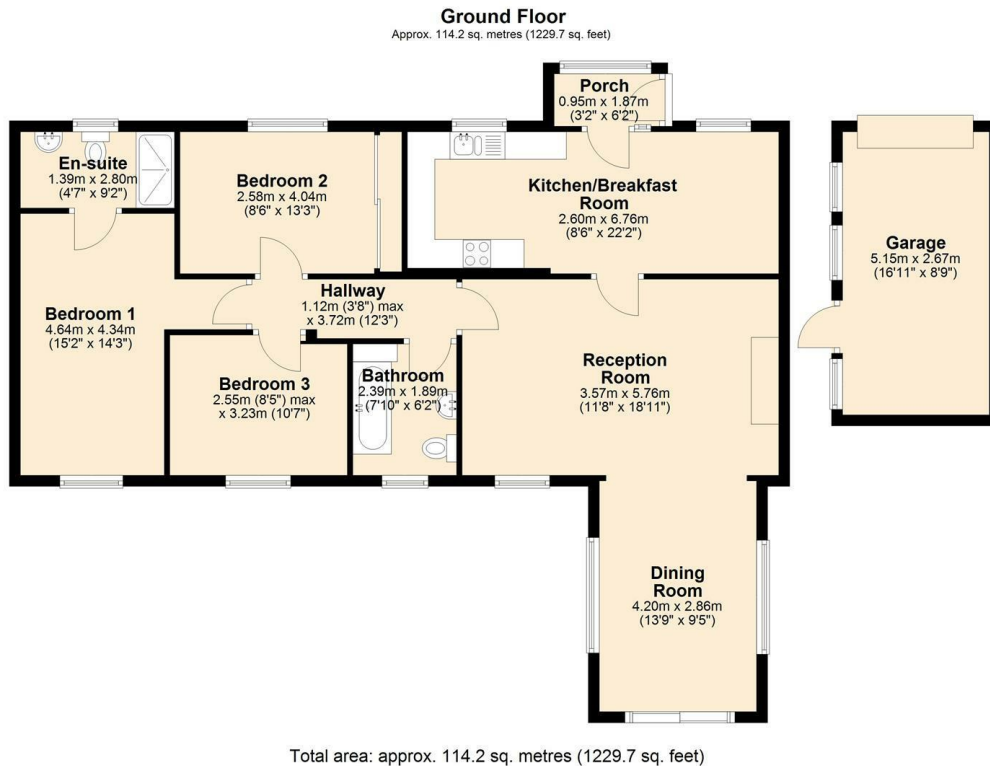
School catchment areas

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.

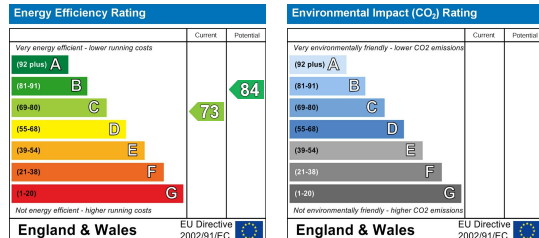
Floor Plan



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.

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