



wards
estate agents

60 Vincent Crescent

Brampton, Chesterfield, S40 3NP

Guide price £425,000

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An outstanding extended FOUR BEDROOMED/TWO BATHROOM SEMI DETACHED FAMILY HOUSE with a striking roadside presence is situated in this ever popular residential area of Brampton, being favourably located for renowned local schooling(infants, junior, secondary) within the Brookfield School Catchment along with the bustling Chatsworth Road and Peak District National Park being close by.

Impeccably presented & deceptively spacious family home benefits from uPVC double glazing, gas fired central heating with a combi boiler installed in 2021, the garage roof and soffits were replaced in 2022. The property boasts many traditional features and is complemented by a level SOUTH FACING landscaped private rear garden and patio.

The extremely well presented interior comprises of an attractive open porch & entrance hall, reception room with front bay window and multi fuel stove in a feature brick surround, dining room with French doors leading onto the garden, again with gas stove. Impressive extended integrated breakfast kitchen with Granite work surfaces & Velux window. Spacious first floor landing with principal rear double bedroom and luxury en suite shower room, two further double bedrooms and versatile fourth bedroom (presently used as an office). Exquisite family bathroom with 4 piece suite including bath and separate tap-less walk in shower with subtle PIR lighting.

Block paved front driveway providing surplus amounts of parking for up to 5 vehicles. Electric garage door to the car port for extra security and a rear detached single garage. Stunning PRIVATE SOUTH FACING REAR LANDSCAPED GARDENS which include a superb Indian Stone Patio with an attractive winding cobble-edged pathway leading down with garden with well manicured lawn and further raised Indian Stone Sun Terrace and feature pond. Creates a perfect setting for outside family/social enjoyment and entertaining!!

Additional Information

Gas Central Heating-Ideal Combi Boiler -Installed in 2021 & serviced 2025

Garage roof stripped, re-felted & reroofed, new soffits & gutters in 2022.

Water Meter

External rendering repainted in 2024

uPVC double glazed windows

Gross Internal Floor Area- 141.6 Sq.m/ 1523.9 Sq.Ft.

Council Tax Band -C

Secondary School Catchment Area - Brookfield Community School

Open Front Entrance Porch

Original tiled floor and front composite entrance door leads into the hallway.

Spacious Entrance Hall

12'3" x 6'8" (3.73m x 2.03m)

Front composite entrance door with feature leaded obscure glazing. Having been recently redecorated the hallway has coats hanging and under stairs storage space and staircase that climbs to the first floor.





Delightful Reception Room

13'10" x 12'10" (4.22m x 3.91m)

A superb family reception room with feature front aspect bay window with beautiful stained glass top lights. Inset tiled hearth with Multi Fuel Burning Stove (chimney regularly swept)

Formal Dining Room

13'9" x 11'9" (4.19m x 3.58m)

A beautifully presented dining room with French doors to the rear landscaped patio and gardens. Inset hearth with gas stove and Oak lintel above.

Extended Rear Breakfast Kitchen

18'4" x 8'9" (5.59m x 2.67m)

Comprising of a quality range of base and wall units with Granite work surfaces & upstands along with an inset stainless steel sink unit. Integrated double oven, hob and chimney extractor above. Granite breakfast bar with seating space. Integrated dishwasher and washing machine. Space for fridge/freezer. Tiled flooring. Rear Velux window and rear uPVC door onto the gardens.

First Floor Landing

13'0" x 10'11" (3.96m x 3.33m)

Spacious landing with access via retractable ladder to the insulated loft space which has some boarding. Large storage cupboard where the Ideal Combi boiler is located. (Installed in 2021 & serviced in 2025)

Linen Store

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

A further extremely useful storage/linen store cupboard.

Principal Double Bedroom

13'8" x 11'10" (4.17m x 3.61m)

Well proportioned main double bedroom with rear aspect window enjoying lovely views over the landscaped gardens.

Luxury En-Suite

6'11" x 5'5" (2.11m x 1.65m)

Splendid partly tiled en suite shower room which comprises of a 3 piece suite which includes a corner shower cubicle with mains shower, wall hung Cappuccino vanity drawer unit with wash hand basin, low level WC. Tiled flooring. Heated towel rail. Wall mounted mirror fronted vanity cabinet with lighting. Lovely rear aspect views.

Front Double Bedroom Two

13'7" x 11'9" (4.14m x 3.58m)

Generous second double bedroom with front bay window with a pleasant outlook.

Front Double Bedroom Three

14'1" x 9'3" (4.29m x 2.82m)

Extended third double bedroom with front aspect window with pleasant outlook.

Front Bedroom Four/Office

8'9" x 8'5" (2.67m x 2.57m)

A versatile fourth bedroom with front aspect window. Could be used for office/study or home working space. Cupboard over the bulkhead.

Exquisite Family Bathroom

10'4" x 9'2" (3.15m x 2.79m)

A fabulous attractively tiled family bathroom which comprises of a four piece suite which includes a family bath with feature tiled panel and inset wall shelving, walk into tap-less shower with subtle PIR lighting shower area with mains rainfall shower. Wall hung vanity drawer unit with wash hand basin, low level WC. Two Anthracite heated towel radiators. Downlighting. Granite window sill.

Carport

26'1" x 8'11" (7.95m x 2.72m)

Substantial car port with front electric roller door and which provides ample parking space for camper van or additional vehicle parking. Further access to the rear detached garage.





Detached Garage

16'9" x 9'6" (5.11m x 2.90m)

Includes lighting and power. Security alarm. uPVC double glazed windows and door. Garage roof stripped, re-felted & reroofed, new soffits & gutters in 2022.

Outside

Front low stone original boundary walling with well established side hedges. Impressive front cobble block driveway which provides surplus amounts of vehicle parking and leads to the front of the property.

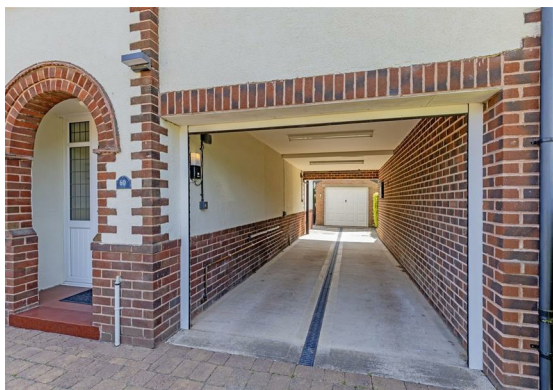
Stunning PRIVATE SOUTH FACING REAR LANDSCAPED GARDENS which include a superb Indian Stone Patio with an attractive winding cobble-edged pathway leading down with garden with well manicured lawn and further RAISED INDIAN STONE SUN TERRACE and feature Fish Pond- A Perfect Setting for outside Fresco dining & family/social enjoyment and entertaining!! Established boundary fencing. External water tap and security lighting.



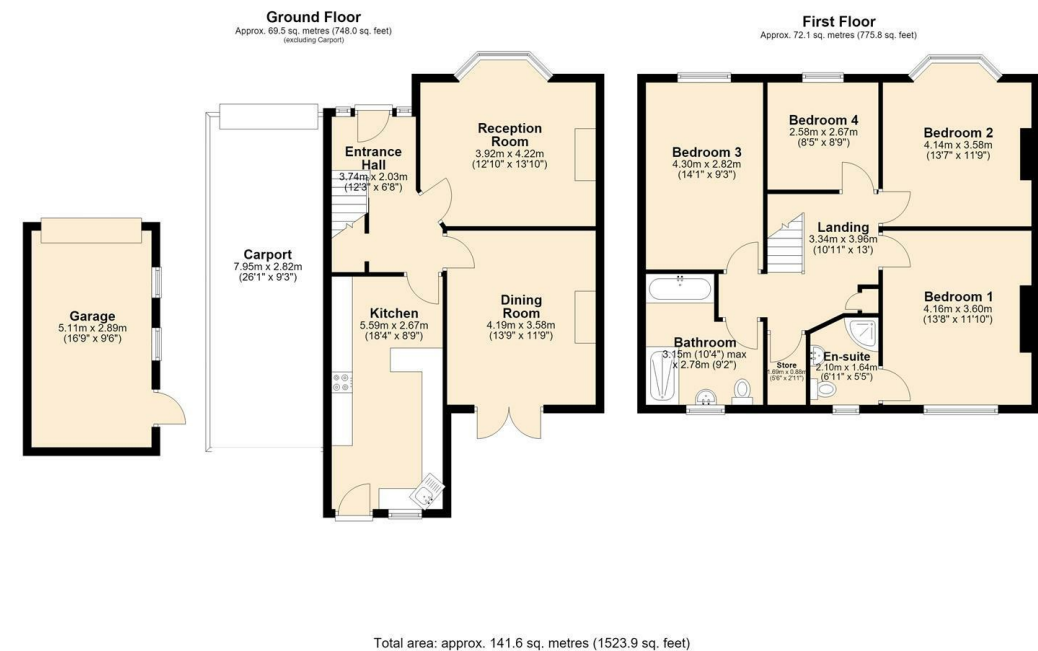
School catchment areas

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.



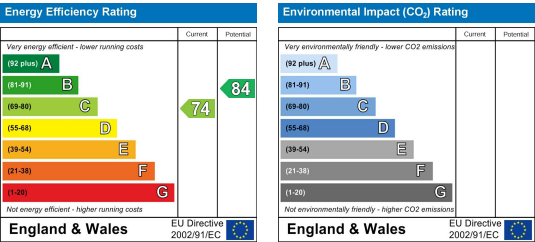
Floor Plan



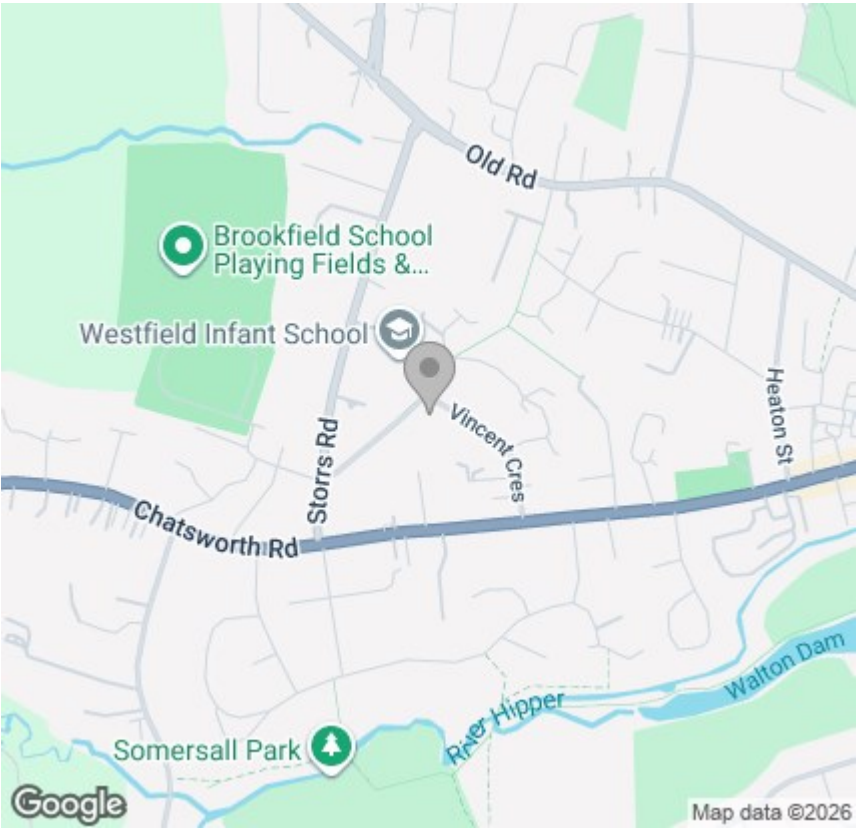
Viewing

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.

