







## Sanibel

1 Rye Flatt Lane • Brampton • S40 3RU

£550,000

Offered to the market with no onward chain, this well-presented five-bedroom, three-storey detached family home is situated in the highly sought-after area of Brampton. The location provides easy access to Chesterfield town centre and is surrounded by scenic walking routes, with the Peak District just a short drive away. A range of independent shops, cafés, and restaurants can be found along the desirable Chatsworth Road, while highly regarded schools are located nearby. The property is also well positioned for commuters, with excellent road links to major destinations and easy access to the train station, making this an ideal family home. The front door opens into a welcoming entrance hallway, which houses the staircase, a useful ground-floor WC, and built-in storage. Turning left leads into the living room, a spacious and inviting reception room overlooking both the front and rear of the property. This room features a modern fireplace and benefits from double doors opening directly onto the rear garden. To the right of the hallway is the kitchen diner, which offers ample space for family dining. The kitchen is fitted in an L-shaped layout with shaker-style units, granite worktops, integrated appliances, and additional space for freestanding appliances. The kitchen opens through to a separate utility room, providing further storage and appliance space, along with a door leading out to the rear garden. To the first floor are four of the bedrooms and the family bathroom. The principal bedroom is positioned to the rear and is a generous double featuring fitted wardrobes and its own fully tiled three-piece en-suite with a corner shower cubicle, wash basin, and WC. Bedroom two also overlooks the rear and is another spacious double. Bedrooms three and four are located to the front of the property. Bedroom three is a double with fitted wardrobes, while bedroom four is another well-sized bedroom with fitted storage. The family bathroom is fully tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. The second floor offers an ideal home study, perfect for remote working, along with bedroom five, which provides a private and versatile additional bedroom space. The property further benefits from underfloor heating throughout, a Megaflo combi boiler, a new front door, and a new garage door. Externally, the rear garden is enclosed and well maintained, offering a patio seating area and a neatly kept lawn. To the front of the property is a driveway providing off-road parking for multiple vehicles, a spacious double attached garage, and the additional benefit of an EV charging point.





- Offered with No Onward Chain
- Five Bedroom Detached Family House
- Spacious Living Room w/ Modern Fireplace & Doors to Rear Garden
- Kitchen Diner w/ Granite Worktops & Shaker Style Cupboards
- Four First Floor Bedrooms, Ensuite & Family

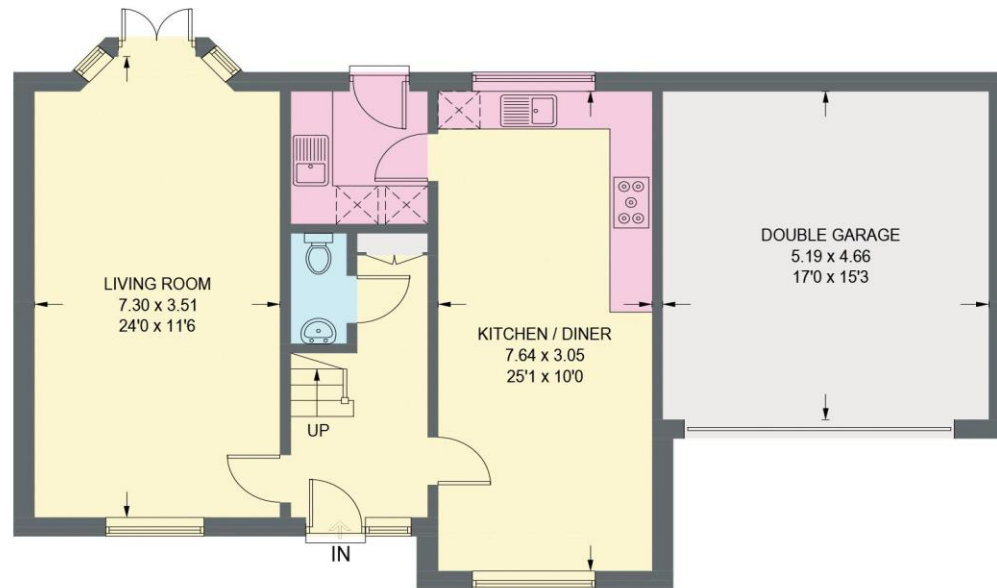
#### Bathroom

- Study & Bedroom Five to Second Floor
- Underfloor Heating Throughout
- Enclosed Rear Garden & Patio
- Driveway, Double Garage & EV Charger
- Council Tax Band E

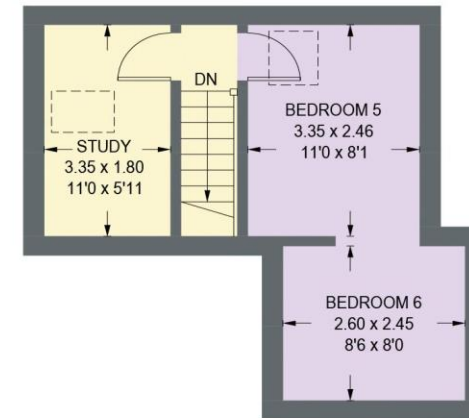


# 1 RYE FLATT LANE

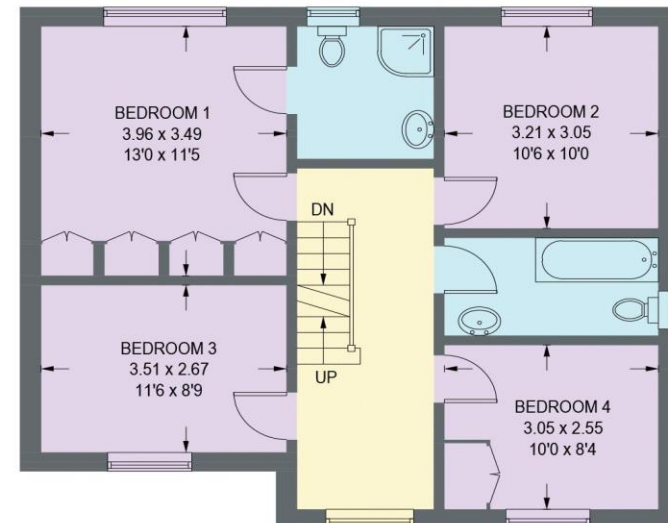
APPROXIMATE GROSS INTERNAL AREA = 174.6 SQ M / 1879.0 SQ FT  
(INCLUDING DOUBLE GARAGE)



**GROUND FLOOR = 87.5 SQ M / 942.3 SQ FT**



**SECOND FLOOR = 24.4 SQ M / 262.4 SQ FT**



**FIRST FLOOR = 62.6 SQ M / 674.2 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1300292)

