

wards
estate agents

69 Station Road

Brimington, Chesterfield, S43 1LJ

Guide price £290,000

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Guide Price £290,000 - £300,000

We are delighted to present this Extended THREE BEDROOM DETACHED period property which offers a wealth of charm and character, retaining many original features. Fabulous South Westerly landscaped rear gardens & rooftop views towards Beeley! Situated in this immensely popular residential location, well placed for local amenities, schools, bus routes, access to Chesterfield town centre, train station & hospital. Excellent commuter road links close by to Dronfield, Sheffield & further afield including the A61/A617/M1 J29/29a.

Internally the neutrally presented family accommodation benefits from gas central heating (Combi boiler), uPVC double glazing & comprises of:- front porch, entrance hall, cloakroom/WC, front reception room with bay window & multi fuel burning stove, Integrated kitchen with superb extended dining room with raised ceiling & Velux windows. French doors onto the fabulous decking area. Utility room & Study/office or home working space. To the first floor main double bedroom, second rear double with range of fitted wardrobes & beautiful views towards Beeley Moor. A versatile third bedroom and Luxury 4 piece Fully Tiled Family Bathroom.

Front brick boundary wall, garden & ample parking for 2 vehicles. Superb SOUTH WESTERLY landscaped rear gardens set within substantial fenced boundaries. Fabulous decking area with winding decked footpath. Log store & side gated secure bike storage & garden shed. Well tended lawns & feature Stone Patio with low walling & screened Trellis with lovely Wisteria- creates a perfect setting for family & social enjoyment with outside Fresco dining & entertaining area. Paved pathways meander down the landscaped gardens which are fully stocked with an abundance of mature well established trees, bushes and shrubbery inset with beautifully presented borders with further planting and perennial flowers. There are fruit trees, a vegetable plot, greenhouse & garden shed (both included in the sale).







Additional Information

Gas Central Heating- Combi Boiler
Multi Fuel Burning Stove- Declaration of Conformity 2016.
uPVC double glazing with Fensa Certification 2007
Cavity Wall Insulation Certificate 1/10/2024
Rear Extension Completion Certificate 16/11/2016
Carpets are included in the sale
Some items of furniture available by negotiation
Gross Internal Floor Area- 102.40 Sq.m/ 1102.60 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Springwell Community College

Front Porch

Double French uPVC door open into the entrance porch with original floor tiling and internal wooden door which leads into the main hallway.













Entrance Hall
13'4" x 6'0" (4.06m x 1.83m)
Front wooden door with glazed side & top leaded panels leads into the hallway where the feature panelled staircase climbs to the first floor accommodation. Useful under stairs cloakroom/WC. Access door to the study.

Cloakroom/WC
5'3" x 2'9" (1.60m x 0.84m)
Comprising of a 2 piece White suite which includes a low level WC and wash hand basin. Side aspect window.

Study/Office
8'3" x 7'2" (2.51m x 2.18m)
A versatile study which could be used for office/home working or hobby room. Timer control for external lighting. Side uPVC door with obscure glazing. Both the electrical consumer unit and water meter are located in the study.

Reception Room
14'5" x 12'11" (4.39m x 3.94m)
Beautifully presented family reception room with front aspect bay window having views over the front garden. Feature Inset brick fireplace with stone hearth and Multi Fuel Burning Stove. Feature book shelving to the side chimney walls.

Integrated Kitchen/Diner
11'8" x 11'3" (3.56m x 3.43m)
Comprising of a full range of base and wall units with excellent storage & complementary work surfaces with inset ceramic 1.5 sink having feature tiled splash backs. Integrated AEG electric oven, gas 4 ring hob and chimney extractor. Integrated dishwasher and space for fridge. Breakfasting Island with additional cupboard storage below and seating for two. Tiled flooring. Open plan to the superb extended dining room with views over the decking and glorious rear landscaped gardens.

Extended Dining Room
11'8" x 8'10" (3.56m x 2.69m)
A splendid, light and airy, dining room extension- with raised ceiling having two Wooden Velux windows along with uPVC French doors having side glazed panels that lead onto the decking area and onto the fully landscaped rear gardens. There is a tiled floor. Door to the utility.

Utility Room
8'10" x 7'2" (2.69m x 2.18m)
Comprising of White fronted base and wall units with inset stainless steel sink unit and tiled splash backs. Space and plumbing for washing machine. The Baxi Combi boiler is located in the utility. Rear aspect window overlooking the garden and side uPVC door with obscure glazing leads onto the side of the property. Tiled floor.

First Floor Landing
8'0" x 5'10" (2.44m x 1.78m)
Access via a retractable ladder into the insulated loft space which has lighting and is mostly boarded.

Front Double Bedroom One
12'11" x 12'5" (3.94m x 3.78m)
Generously proportioned main double bedroom with front aspect window.

Rear Double Bedroom Two
12'1" x 11'5" (3.68m x 3.48m)
A second good sized double bedroom with rear aspect window which provides enviable rooftop views towards the open countryside and Beeley Moor. Superb range of triple and double fitted wardrobes with tops boxes which provide good additional storage. Dressing shelf area. Picture and Dado rails.

Front Single Bedroom Three
7'0" x 5'11" (2.13m x 1.80m)
A versatile third bedroom which could also be used as study, nursery or for home working. Original loft access.













Luxury Family Bathroom
8'3" x 6'10" (2.51m x 2.08m)
Being fully tiled with feature 'brick' and 'continental' style wall tiling. Comprises of a 4 piece suite which includes a corner bath with mixer shower plus an additional shower spray hose, low level WC and wall hung wash hand basin with two drawer toiletry cupboards & fountain tap. Shower cubicle with mains rainfall shower plus additional shower spray attachment. Feature wall 'touch' mirror with lighting and is heated. Extractor fan and subtle lighting with varying tones. Continental style tiled floor.

Outside
Front low brick boundary wall with access onto the driveway which provides ample parking for 2 vehicles. Side pathway with wrought iron secure gate provides access to the rear of the property.

Superb SOUTH WESTERLY landscaped rear gardens set within substantial fenced boundaries. Fabulous decking area with winding footway which leads to the side access to the front. Excellent log storage space. Side gated secure gravel area for bike storage and useful garden shed. Well tended lawns and feature Stone Patio with low walling and screened Trellis with lovely Wisteria(having beautiful blue flowers in the Spring!) - creates a perfect setting for family & social enjoyment with outside Fresco dining and entertaining area.

Paved pathways meander down the landscaped gardens which are fully stocked with an abundance of mature well established trees, bushes and shrubbery inset with beautifully presented borders with further planting and perennial flowers. There are fruit trees, a vegetable plot, greenhouse and garden shed (both included in the sale)

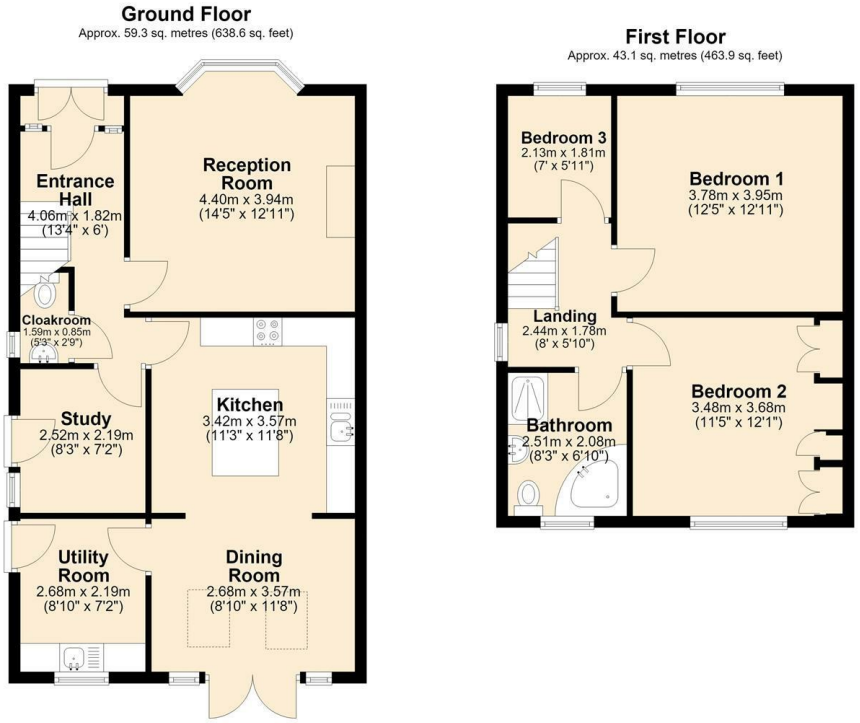
Outside lighting and water tap.

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.

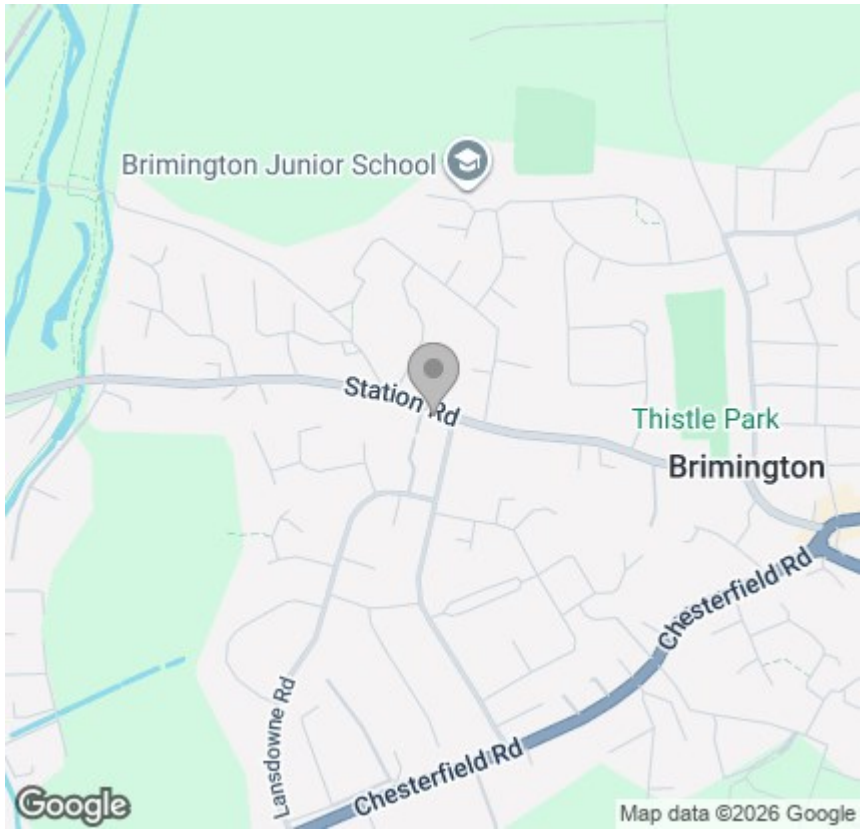
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

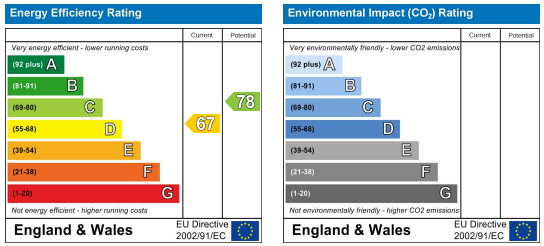
Area Map



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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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