wards
estate agents

4 Birchen Close

Brockwell, Chesterfield, S40 4JT

£199,950

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Early viewing is highly recommended of well presented and maintained THREE BEDROOM SEMI DETACHED FAMILY HOUSE! Fabulous Property for either first time buyers, small family or downsizing. Situated within this ever popular Residential Area with excellent local amenities, schools, bus routes and commuter links close by. Chesterfield Town Centre, Holmebrook Valley Park and Linacre Woods/Reservoirs are within easy access.

Internally the accommodation benefits from gas central heating, uPVC double glazing and comprises of porch, entrance hallway, family reception room and integrated dining kitchen. To the first floor main double bedroom, second double bedroom and third single, there is a superb family bathroom which is fully tiled and comprises of a 3 piece suite.

Corner position with substantially fenced front boundaries. Fabulous patio area, well tended lawn area and two great children's play areas- creating a perfect setting for outside Fresco Dining and Family/Social entertaining!

External water tap. Rear access gate and access to the garage.

Additional Information

Gas Central Heating - Combi Boiler
uPVC double glazed window
Gross Internal Floor Area - 87.2 Sq.m/ 939.0 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-Outwood Academy Newbold

Rear Entrance Door
4'7" x 4'4" (1.40m x 1.32m)
Rear access door into the Entrance Lobby

Entrance Lobby
5'0" x 4'11" (1.52m x 1.50m)
Useful under stairs storage cupboard

Dining Kitchen
17'10" x 8'6" (5.44m x 2.59m)
A light and airy family space with dual aspect windows. Comprising of a range of base and wall units in Soft Cream with complimentary work surfaces and inset sink. Integrated oven and 5 ring gas hob with extractor fan above. Integrated dishwasher. Space is provided for washing machine and fridge/freezer. Breakfast Bar area. Wood effect laminated flooring.

Inner Lobby
Useful space which is currently used for office/study/home working. Stairs lead to the first floor.

Reception Room
17'10" x 10'11" (5.44m x 3.33m)
A well presented and spacious family living room with feature fireplace and inset Log Burner. Wood effect laminated flooring. French doors out to the gardens. Feature staircase to the first floor

First Floor Landing
11'9" x 8'11" (3.58m x 2.72m)
Access to the attic space. Over stairs storage cupboard and further cupboard where the boiler is located.

Double Bedroom One
12'3" x 8'5" (3.73m x 2.57m)
Benefits from built in wardrobes??

Double Bedroom Two
9'11" x 8'2" (3.02m x 2.49m)

Single Bedroom Three
8'2" x 7'7" (2.49m x 2.31m)

Store
6'0" x 2'7" (1.83m x 0.79m)

Superb Family Bathroom

10'3" x 5'5" (3.12m x 1.65m)

Being Fully Tiled and comprising of a White 3 piece suite which includes a double sided bath with mains Rainfall Shower plus separate shower hose. Wall hung wash hand basin and WC set in attractive vanity housing. Tiled flooring.

Detached Garage

15'7" x 7'11" (4.75m x 2.41m)

Detached Garage which is located at the rear of the property with gated entrance to further off road parking.

Outside

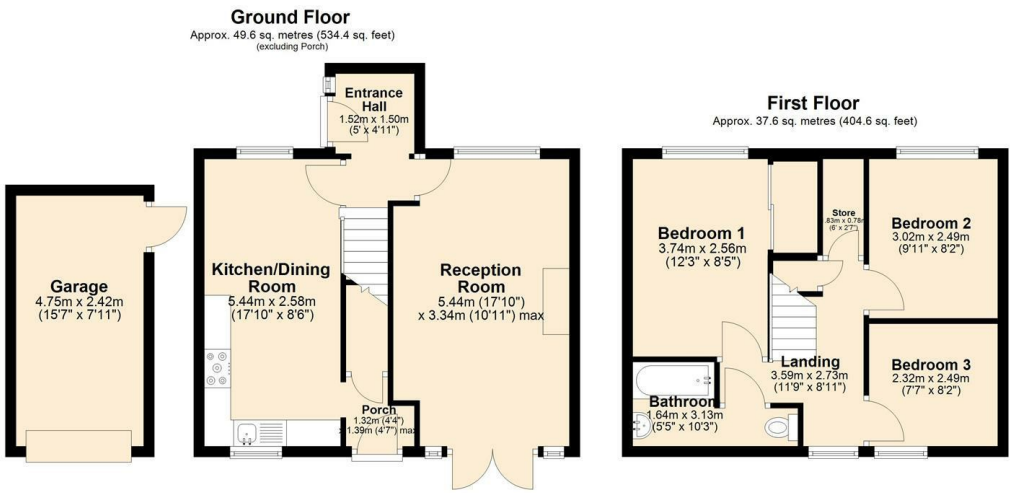
Corner position with substantially fenced front boundaries. Fabulous patio area, well tended lawn area and two great children's play areas- creating a perfect setting for outside Fresco Dining and Family/Social entertaining!
External water tap. Rear access gate and access to the garage.

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.

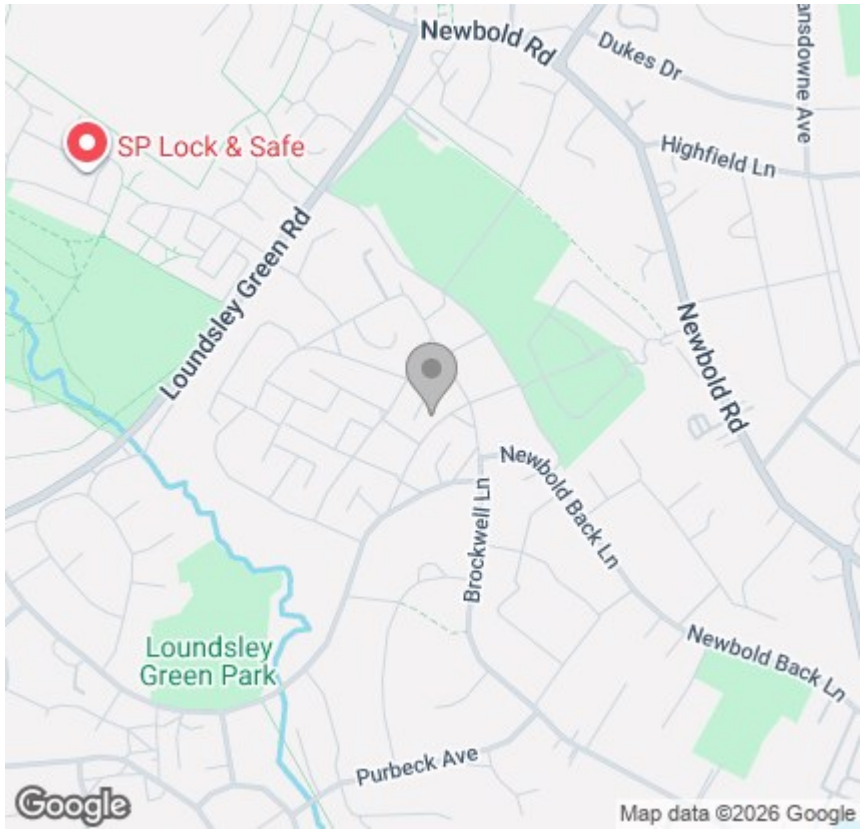
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 87.2 sq. metres (939.0 sq. feet)

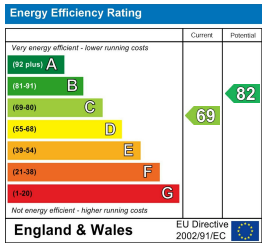
Area Map

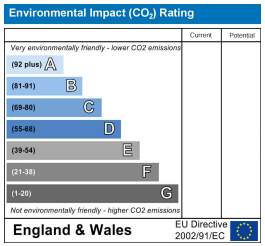


Viewing

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.

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