

property details **approval form**

2 Central Walk, Brimington, Chesterfield, Derbyshire, England, S43 1AT

Date: 30 July 2026

Property Ref and Version: CSF105204 - 0009

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £260,000

Tenure: Freehold

>> **key features**

- > ****Guide Price £260,000 - £270,000****
- > Council Tax Band - A
- > Ample Parking
- > Spacious Throughout
- > Modern Bathroom
- > Private Rear Garden
- > EV Charging Point
- > EPC Rating: C

>> **short description**

****Guide Price £260,000 - £270,000****

A spacious four bedroom home offering generous living areas, a kitchen, three reception rooms and a ground-floor study. With ample parking and a private rear garden, it's a versatile family home designed for comfort, space and modern living.

>> **long description**

****Guide Price £260,000 - £270,000****

William H Brown is welcome to bring to the market this spacious four bedroom home, which offers an impressive amount of flexible living space, making it ideal for a growing family or anyone seeking room to spread out in comfort.

Set behind a generous frontage with ample driveway parking and a detached garage, the property opens into a welcoming hall that immediately hints at the scale within. The ground floor provides a superb balance of sociable and private spaces, including a bright lounge and a generous family room that naturally becomes the heart of daily life. A study, kitchen and a ground-floor room adds valuable versatility, perfect for snug, home working and guests.

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Upstairs, the home continues to impress with four well-proportioned bedrooms arranged around a light, open landing. The principal bedroom is particularly spacious, while the remaining rooms offer excellent flexibility for children, guests or dressing and hobby spaces. The property also benefits from additional loft storage, with the space fully boarded, alongside Hive heating throughout the home for added efficiency and convenience.

Outside, the rear garden provides a private, enclosed retreat with space for seating, play and planting, along with external charging points. With its generous layout, multiple reception rooms and blend of practicality and comfort, this home adapts beautifully to modern family life.

Don't miss out, call us today.

>> directions

>> Agent Note

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>> room description

Front Yard / Driveway

A generous frontage gives the home an immediate sense of space, with a wide driveway offering comfortable parking for multiple cars and a clear, welcoming approach to the entrance. The detached garage sits neatly to the side of the property, secured behind tall gates adding practicality storage and security.

Entrance Hall

Stepping inside, the hall sets a calm, inviting tone. There's an easy flow through to the main living areas, with under stair storage, enough space to pause, greet guests and feel the house open up around you.

Reception Room / Bedroom Five

Positioned on the ground floor, this versatile room works beautifully as an additional guest bedroom, teenager's space, snug or even a second study. Its proportions make it feel comfortable and private, tucked away from the main living areas. This room also features double French doors, creating a seamless connection to the outdoors and allowing for beautiful indoor-outdoor living.

Lounge

A wonderfully balanced room with generous width, perfect for relaxed evenings or more formal entertaining. The large windows from the family room draws in natural light, giving the space a soft, welcoming feel throughout the day. A log burner creates a warm and inviting atmosphere, perfect for cosy nights in.

Family Room

A bright, generous second living space that lends itself to everyday relaxation. Its size makes it perfect for a playroom, media room or an informal lounge where everyone can unwind together, with access to the rear garden via double French doors.

Kitchen

The kitchen offers excellent workspace and storage, complemented by a structural engineer's report outlining potential for open-plan kitchen diner.

Downstairs W/C

A neatly placed w/c just off the kitchen, ideal for guests and busy family life.

Study

Quietly positioned for focus, the study provides a dedicated workspace away from the main living areas. Whether used for Utility, home working or hobbies, it offers a peaceful retreat.

Stairs / Landing

The staircase rises gently to a broad landing that connects the first-floor rooms with a sense of openness. Natural light filters through, giving the upper floor a calm, airy feel.

Bedroom One

A superb principal bedroom with impressive proportions, offering space for a full suite of furniture and still feeling uncluttered. It's a restful, private retreat at the end of the day.

Your William H Brown office: 6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP
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Bedroom Two

Another excellent double, bright and well-shaped, ideal for children, guests or as a generous secondary bedroom, with built in storage space.

Bedroom Three

A comfortable double room with a balanced layout, perfect for a child's bedroom, dressing room or creative space, with ample fitted storage space.

Bedroom Four

A large single bedroom with space for a double, that works well as a nursery, home office or compact guest room.

Bathroom

The family bathroom is well-positioned and practical, serving all first-floor bedrooms with ease. Its layout offers room for daily routines. Fitted with a full sized bath, toilet, wash basin, walk-in shower and a Bluetooth speaker in the ceiling.

Rear Garden

A lovely outdoor space with plenty of room for seating, entertainment and planting. Enclosed and private, it's a garden that invites summer dining, quiet mornings and relaxed weekends with sun all day long.

Garage

The detached garage provides secure parking, workshop potential or excellent storage, complementing the driveway and adding real day-to-day convenience, finished off with working electrics throughout.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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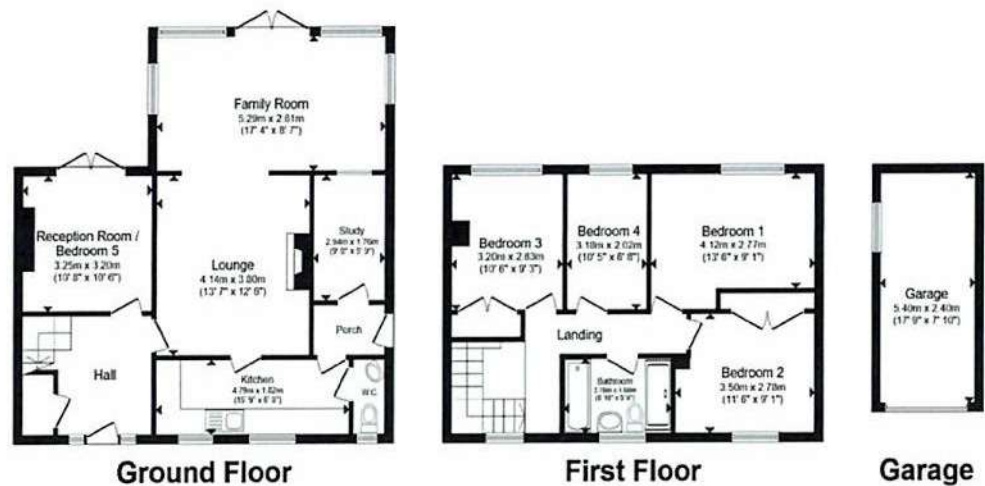
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>> floor plan



Total floor area 142.2 m² (1,531 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Megan Waldram		31/8/26.
Mrs R. Watkins		3/8/26

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