wards
estate agents

30 Malvern Road

Brockwell, Chesterfield, S40 4DY

Guide price £385,000

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Guide Price £385,000 - £395,000

Early viewing is highly recommended of this OUTSTANDING EXTENDED TRADITIONAL BAY FRONTED THREE BED SEMI DETACHED FAMILY HOUSE, which offers a fabulous single storey rear extension and West Facing rear plot. Situated in this highly sought after residential location close to all local amenities, well regarded schools in Brockwell, bus routes and within easy reach of the town centre.

Internally the accommodation benefits from gas central heating (Vaillant Combi Boiler), double glazing throughout, underfloor heating throughout the kitchen. Comprises of spacious entrance hall, Cloakroom/WC, front dining room, beautiful family reception room, stunning extended fully integrated modern kitchen/breakfasting room with Velux window and stunning sliding patio doors & glazed windows overlooking the West facing gardens.

To the first floor, main double bedroom with views over the rear gardens, second double bedroom, versatile third single bedroom which could be used for, office / home working / study space. Exquisite family bathroom with splendid 4 piece suite.

Front block paved driveway which provides ample car parking spaces. Original low stone boundary wall and low side ranch style fence with decorative plum slate. Access to the rear gardens via the side double aluminium secure gates.

Fabulous generous West Facing landscaped rear gardens. White porcelain tiled patio which is perfect for family gatherings / entertainment. Substantially fenced boundaries, well maintained mature lawns, feature sleeper edged stocked beds set with an abundance of established planting. Outside lighting. There are concrete bases in place for shed / summer house...

Additional Information

Included in the sale -

Shutters to all 3 bedrooms and ground floor front reception room.
Carpets
Integrated Kitchen Appliances

Additional Information

Gas Central Heating- Vaillant Combi Boiler
uPVC double glazed windows
Internal Oak doors with attractive fittings
Gross Internal Floor Area-118.9Sq.m/1279.7Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

15'2" x 6'11" (4.62m x 2.11m)

Front uPVC entrance door into the spacious hallway with feature Oak staircase to the first floor. Continental style tiled flooring.

Cloakroom/WC
5'7" x 2'10" (1.70m x 0.86m)

Fully tiled with wash hand basin set in vanity and low level w/c. The boiler is located here.

Dining Room
13'10" x 12'3" (4.22m x 3.73m)

Front reception room, currently utilised as a dining room. Window shutters and electric log burner set upon an inset hearth. Feature radiator and original picture rails.

Reception Room
13'0" x 12'2" (3.96m x 3.71m)

Beautifully presented family reception room with electric log burner set upon an inset hearth. French Doors with additional top glazed panels create plenty of natural light to the room and lead into the fabulous extended breakfast / kitchen.

Extended Kitchen / Breakfast Room
20'2" x 12'1" (6.15m x 3.68m)

This is truly the HUB of this splendid family home!! Includes an extensive quality range of Grey Shaker base and wall units with complementary Quartz worktops with upstands and inset sink.. Integrated NEFF double oven and induction hob, with extractor fan above. Integrated fridge/freezer, washing machine, dryer and dishwasher,.Concealed LED lighting under base units via sensor. There is underfloor heating and feature wall radiators. Ceiling Velux window, Fantastic rear uPVC sliding patio doors with additional high level glazed panels which create surplus amounts of nature light. which gives access to the rear stone patio and landscaped gardens.

Kitchen Area
8'10" x 8'3" (2.69m x 2.51m)

First Floor Landing
8'7" x 7'11" (2.62m x 2.41m)

Spacious landing with a retractable ladder which provides access to the mostly boarded and insulated loft space.access. There is lighting and power.

Rear Double Bedroom One
12'11" x 12'1" (3.94m x 3.68m)

Neutrally presented main bedroom with shutters and views over the rear gardens.

Front Double Bedroom Two
12'4" x 12'4" (3.76m x 3.76m)

Good-sized second double bedroom with shutters.

Front Single Bedroom Three
8'7" x 8'0" (2.62m x 2.44m)

Versatile third bedroom with front aspect window and shutters. Could be used for home working / office.

Exquisite Family Bathroom
8'6" x 7'8" (2.59m x 2.34m)

Being fully tiled and benefitting from an exquisite 4 piece suite which includes a superb free standing roll top bath having a freestanding bath/shower mixer tap, walk in shower area with screens and mains rainfall shower. Wall hung attractive vanity cupboard with inset sink and subtle underneath lighting. Wall hung low level WC. Downlighting and anthracite heated towel rail. Wall mirror with touch screen lighting.

Outside
Front block paved driveway which provides ample car parking spaces. Original low stone boundary wall and low side ranch style fence with decorative plum slate. Access to the rear gardens via the side double aluminium secure gates.

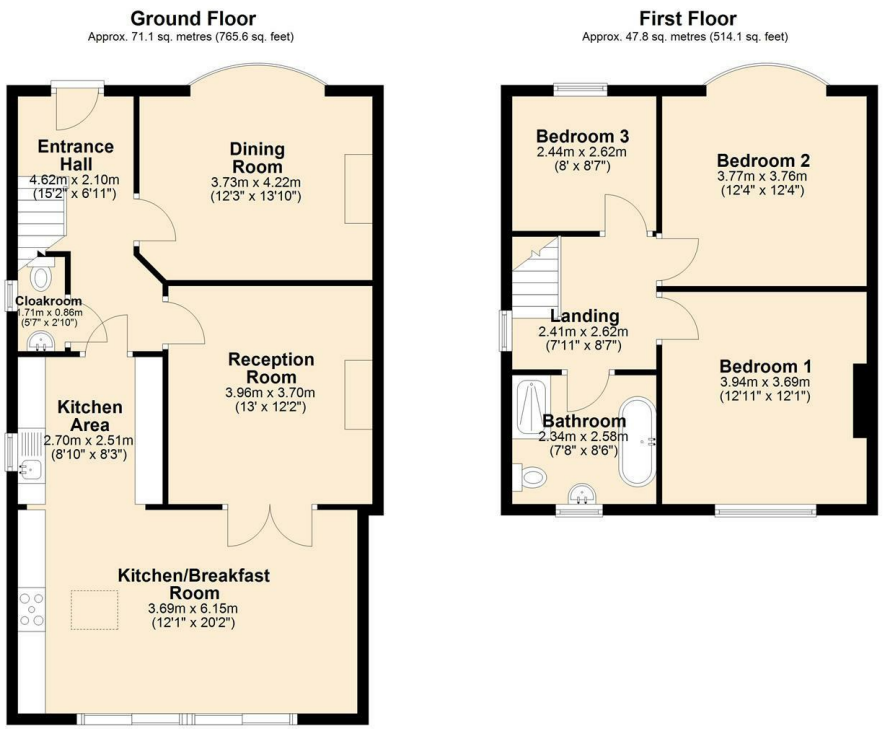
Fabulous generous West Facing landscaped rear gardens. White porcelain tiled patio which is perfect for family gatherings / entertainment. Substantially fenced boundaries, well maintained mature lawns, feature sleeper edged stocked beds set with an abundance of established planting. Outside lighting. There are concrete bases in place for shed / summer house.

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.

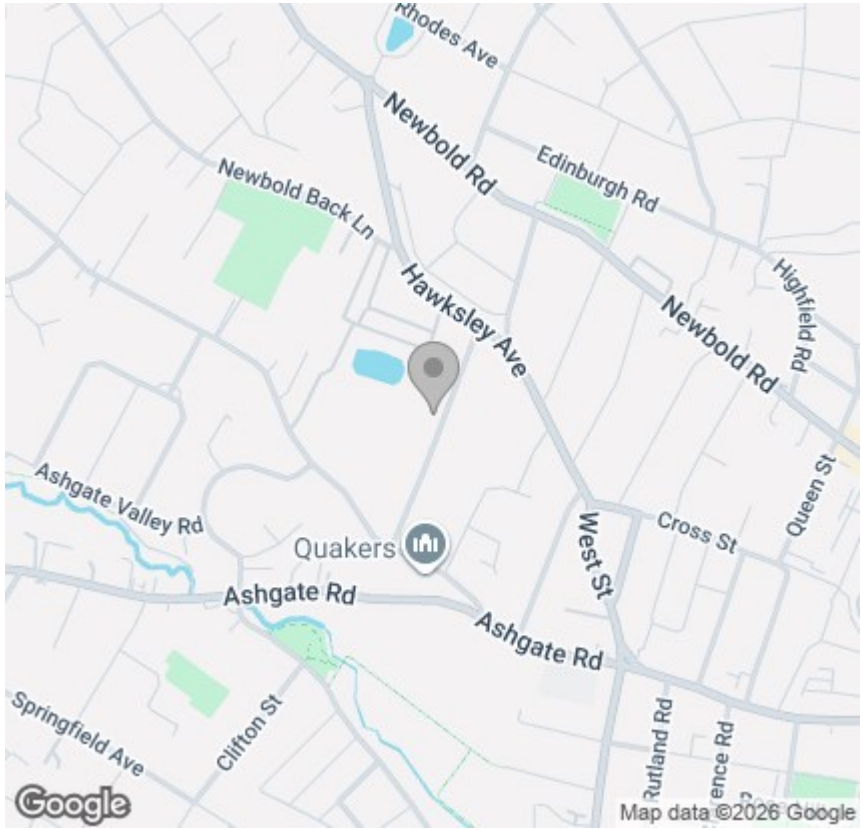
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)

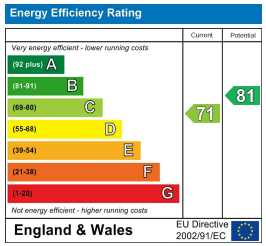
Area Map

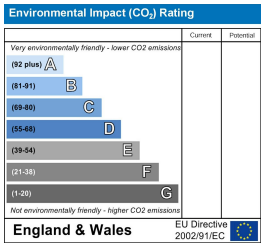


Viewing

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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