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estate agents

**The Gables 81 Manor Road**

Brimington, Chesterfield, S43 1NN

**Guide price £425,000**

# The Gables 81 Manor Road

Brimington, Chesterfield, S43 1NN

GUIDE PRICE £425,000 - £435,000

Early viewing is highly recommended of this deceptively spacious EXTENDED THREE/FOUR DOUBLE BEDROOM FAMILY DETACHED HOUSE with a superb rear landscaped gardens and enjoying glorious, far reaching views over open fields and countryside!

Situated in this extremely popular residential location- being perfectly placed for all local amenities, shops, schools, doctors, bus routes and main commuter road links to Chesterfield town centre, Dronfield, Sheffield and further afield via the M1 motorway J29/29A

Built in 1928 the property retains many original features and benefits from gas central heating, uPVC double glazing. Internally the generously proportioned and very adaptable accommodation comprises:- entrance hall, reception room, sitting room/ground floor bedroom, re-fitted integrated kitchen with complimentary utility room, cloakroom/WC and rear store/office. The formal dining room has French doors into the superb rear Conservatory with views over the gardens. To the first floor, main double bedroom with a versatile dressing room( could be adapted for use as bedroom with BR approval) having en suite shower room, two further double bedrooms and fully tiled bathroom with 3 piece suite.

Front brick boundary walling with wrought iron entrance gates onto the concrete driveway which provides ample car parking spaces and leads down to the Detached Garage. Front mature garden with side hedge boundaries and an area of lawn with well stocked border set with a good selection of planting and shrubbery. Footpath access to the front entrance door.

Fabulous fully landscaped rear gardens currently with splendid views over open countryside. Large lawned area and well stocked, established borders set with a superb abundance of plants, shrubbery and attractive trees. There is a vegetable plot and greenhouse. This garden sets a perfect environment for family and social enjoyment and outside Fresco dining!





#### Additional Information

Built in 1928- constructed in brick with a tiled roof and half re-rendered walls in 2024  
 Gas Central Heating-Conventional Boiler serviced 2026  
 Mostly uPVC Double Glazed windows(one wood sealed unit double glazed)  
 uPVC facias/soffits/guttering  
 Security Alarm System  
 Extensions completed with Building Regulation Approval  
 Electrical Certificate 2026 with new consumer  
 Cavity Wall Insulation- To the Extensions-Certificate available  
 Garage roof & flat roof extension recovered in Firestone Rubber-2023  
 Gross Internal Floor Area- 186.1 Sq.m/ 2003.7 Sq.Ft  
 Council Tax Band - D  
 Secondary School Catchment Area -Springwell Community College

#### Entrance Hall

11'11" x 6'8" (3.63m x 2.03m)

Front entrance door leads into the main entrance hall with original feature panelled staircase which climbs to the first floor.

#### Reception Room

14'5" x 11'11" (4.39m x 3.63m)

Nicely presented family reception room with front aspect window. Feature fireplace with wooden surround, superb inset tiling, marble hearth and open grate.

#### Sitting Room/Bedroom 4

12'0" x 11'11" (3.66m x 3.63m)

A pleasant second reception room with front aspect box bay window. Feature fireplace with stylish tiled back and electric fire. This room could also easily be utilised as a ground floor fourth bedroom if require.

#### Kitchen/ Breakfast Room

11'11" x 10'0" (3.63m x 3.05m)

Re-fitted and comprising of a full range of base and wall units in Cream with complimentary work surfaces, upstands and inset composite sink with mixer tap. Integrated Oven & Hob (new in Nov 2025) with Extractor Fan above. Integrated dishwasher and fridge/freezer. Tiled floor. Rear aspect window with view of the rear gardens. The Glow-worm boiler is located in the kitchen.

#### Kitchen Area

10'0" x 6'8" (3.05m x 2.03m)

Useful storage space and utility meter cupboard.

#### Utility Room

14'10" x 7'5" (4.52m x 2.26m)

Comprising of a complimentary range of Cream base units with work surfaces and inset composite sink with mixer tap. Space and plumbing for washing machine. uPVC door (new in 2025) leads to the rear garden. Glazed internal door into the dining room.

#### Cloakroom/WC

4'5" x 3'7" (1.35m x 1.09m)

Comprising of a 2 piece suite which includes a pedestal wash hand basin and low level WC.

#### Office

7'8" x 4'1" (2.34m x 1.24m)

A versatile space which could be used for study/home working space. Tiled floor and rear aspect window.

#### Formal Dining Room

15'5" x 11'6" (4.70m x 3.51m)

Impressive dining room which is well presented and perfect for family and social entertaining. uPVC French doors lead into the Conservatory

#### Conservatory/Garden Room

12'2" x 11'3" (3.71m x 3.43m)

Fabulous additional family living space with enjoyable views over the rear gardens. Tiled flooring and uPVC French doors leading onto the rear patio and gardens.

#### First Floor Landing

11'11" x 6'8" (3.63m x 2.03m)

Airing cupboard with cylinder water tank.





#### **Principal Double Bedroom**

12'0" x 11'11" (3.66m x 3.63m)

Spacious main double bedroom with front aspect window. Access to the Extended dressing room and en suite shower room.

#### **Extended Dressing Room**

15'5" x 11'5" (4.70m x 3.48m)

A well proportioned first floor extension which provides excellent versatile accommodation which is ideal for use as a dressing room or extra family space. (Could be adapted for further bedroom with BR approval) Fabulous views towards the open countryside. Access to the en suite.

#### **En -Suite Shower Room**

9'1" x 4'5" (2.77m x 1.35m)

Comprising of a 3 piece suite which includes a shower cubicle with electric shower, pedestal wash hand basin and low level WC>

#### **Rear Double Bedroom Two**

11'11" x 10'0" (3.63m x 3.05m)

A generous second double bedroom with rear aspect window which provides panoramic rear views.

#### **Front Double Bedroom Three**

11'11" x 11'11" (3.63m x 3.63m)

A further good sized double bedroom with front aspect window.

#### **Fully Tiled Family Bathroom**

10'0" x 6'1" (3.05m x 1.85m)

A generously proportioned family bathroom comprising of a three piece White suite which includes a corner bath with shower spray, pedestal wash hand basin and low level WC. Airing cupboard with cylinder water tank and header tank above. Access to the insulated loft space.

#### **Detached Brick Garage**

19'7" x 10'3" (5.97m x 3.12m)

Good sized garage with Firestone Rubber Roof (renewed in 2023)

#### **Outside**

Front brick boundary walling with wrought iron entrance gates onto the concrete driveway which provides ample car parking spaces and leads down to the Detached Garage. Front mature garden with side hedge boundaries and an area of lawn with well stocked border set with a good selection of planting and shrubbery. Footpath access to the front entrance door. Colour gravel car standing spaces for two vehicles.

Fabulous fully landscaped rear gardens currently with splendid views over open countryside. Large lawned area and well stocked, established

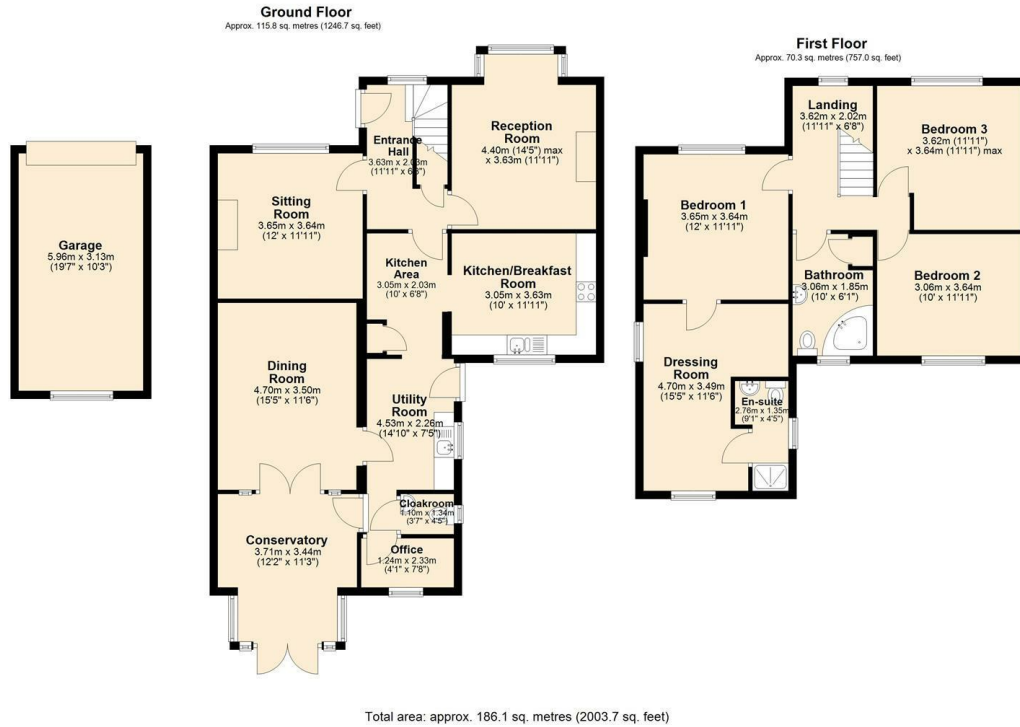


### **School catchment areas**

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.

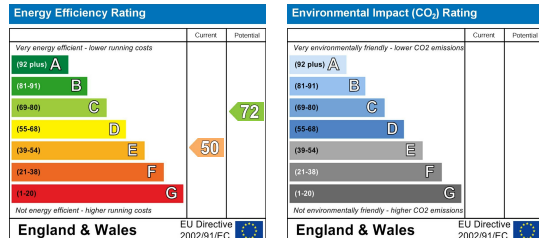
## Floor Plan



## 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



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## Area Map



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.

