



Victoria Street West, Brampton, Chesterfield, Derbyshire S40 3QZ

 **3**  **1**  **2**  **TBC**

Offers In The Region Of £200,000

PINEWOOD



Victoria Street West Chesterfield Derbyshire S40 3QZ



Offers In The Region Of £200,000

**3 bedrooms
1 bathroom
2 receptions**

- THREE DOUBLE BEDROOM VICTORIAN STYLE PROPERTY SET OVER THREE FLOORS
 - MODERN FITTED HIGH GLOSS KITCHEN
 - TWO RECEPTION ROOMS
 - CONTEMPORARY SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS BOILER CENTRAL HEATING
- LOW MAINTENANCE REAR FULLY ENCLOSED GARDEN
 - BROOKFIELD SCHOOL CATCHMENT
- CLOSE TO A HOST OF AMENITIES ON CHATSWORTH ROAD
 - TENURE - FREEHOLD
 - COUNCIL TAX BAND A





MUCH MORE THAN FIRST MEETS THE EYE... This attractive Victorian property is set over three floors and is sure to impress and ready to move into. Sat in the heart of Brampton and great school catchments, just a short stroll from various shops, cafes, pubs and bars on Chatsworth Road.

As you arrive you will notice the attractive façade that sets the tone for this lovely home. The space here may surprise you, with the chimney breasts being removed, it really make a difference giving a more spacious feel to the rooms. Downstairs has a modern lounge, dining room and kitchen which has many luxury finishes and easy access to the low maintenance rear fully enclosed garden that comes with a large shed. The first floor has two lovely bedrooms and a modern, larger than average shower room, the second floor has a further bedroom that is dual aspect with a Velux and uPVC style window.

If location is your thing then this could be the place for you. Sitting within the Brookfield School catchment area, and just a short distance from Walton Dam and Somersall Park, the property also benefits from good transport links direct into the Town Centre of Chesterfield and to the Peak District, making this the perfect family home.

****VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

Lounge

12'11" x 11'7" (3.96 x 3.54)

This lovely, well presented lounge is decorated in neutral tones and with the chimney breast removed offers plenty of space for furniture. There is a double glazed window to the front, a central heating radiator and entrance door.

Dining Room

12'11" x 11'8" (3.96 x 3.56)

Another good sized second reception room which benefits from double glazed window to the side aspect, a lovely archway through to the kitchen, dado rail, a central heating radiator, under-stairs storage cupboard and a newly tiled floor.

Kitchen

12'6" x 9'10" (3.83 x 3.00)

With a range of cream hi-gloss wall, drawer and base units with LED plinth lighting and complementary granite style work surfaces with matching upstands. Inset cream ceramic sink with mixer tap. Included in the sale is the fridge/freezer and range cooker with fitted extractor hood. A newly tiled floor has recently been fitted. A uPVC double glazed door gives access onto the rear of the property.

First Floor Landing

Having a double glazed window to the side aspect, and a central heating radiator. There is a staircase leading to the second floor.

Bedroom One

12'11" x 11'7" (3.96 x 3.54)

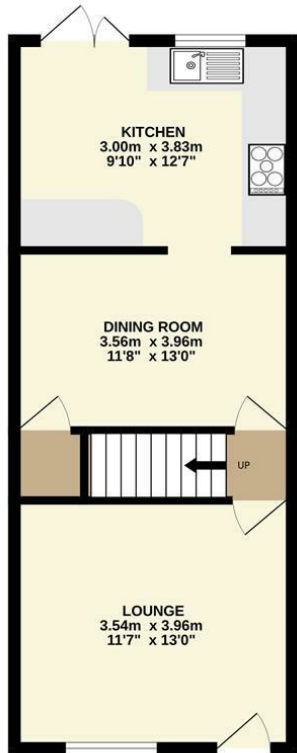
A good sized front facing double bedroom, spanning the full width of the property and having overbed storage and two double wardrobes, together with a matching dressing table, a central heating radiator and fitted carpet.

Bedroom Two

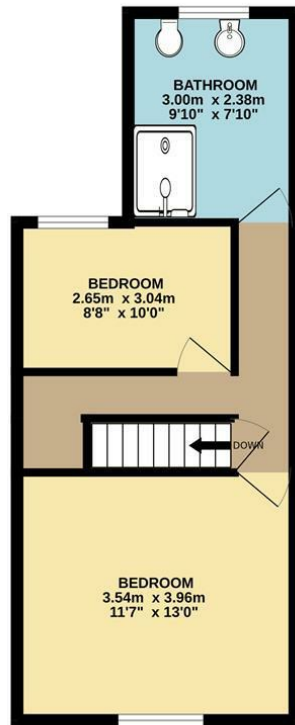
9'11" x 8'8" (3.04 x 2.65)

Having a double glazed window to the rear, a central heating radiator and laminate flooring.

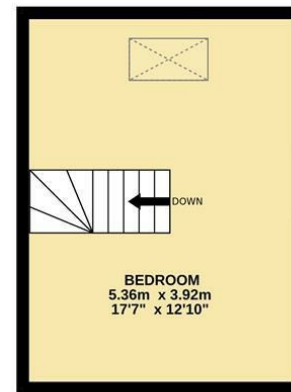
GROUND FLOOR
40.1 sq.m. (431 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



2ND FLOOR
21.3 sq.m. (229 sq.ft.) approx.



TOTAL FLOOR AREA : 96.7 sq.m. (1040 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Shower Room

9'10" x 7'9" (3.00 x 2.38)

Being fully tiled and fitted with a modern white three piece suite comprising a shower cubicle with mixer shower, semi inset wash hand basin with vanity unit below and a low flush WC. Plumbing is provided should you wish to add a bath. Chrome heated towel rail.

Bedroom Three

17'7" x 12'10" (5.36 x 3.92)

There is a Velux style window to the rear, double glazed window to the side, a central heating radiator, fitted carpet and wrap around balustrade.

Outside

To the front of the property there is a low maintenance forecourt garden. On street parking is available in the area. A shared block paved walkway to the side of the property leads up to a gate which opens to the enclosed rear garden which comprises of a block paved area, two paved patio areas, raised bed with tree and a hardstanding area with a large garden shed.

General Information

Tenure: FREEHOLD

Energy Performance Rating: TBC

Total Floor Area: 1040.00 sq ft / 96.7 sq m

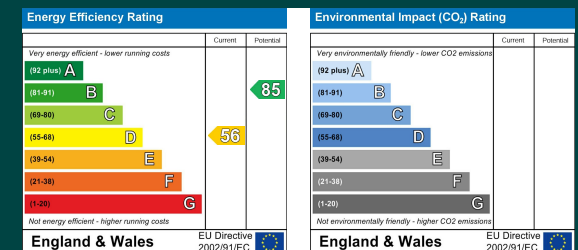
Council Tax Band A

Gas Central Heating

uPVC Double Glazing

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position



Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

