

Chatsworth Road, Brampton, Chesterfield, Derbyshire S40 3JX

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Offers Over £215,000

PINEWOOD



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Offers Over £215,000

**2 bedrooms
1 bathrooms
2 receptions**

- PLANNING PERMISSION WAS GRANTED FOR SINGLE STOREY REAR EXTENSION 2021 - CHE/21/00189/FUL
- ON A MAIN COMMUTER/BUS ROUTE - SHORT DRIVE INTO CHESTERFIELD TOWN CENTRE
- ENCLOSED PRIVATE REAR GARDEN WITH LAWN, NEW PATIO AND AIR RAID SHELTER/STORE
 - SOUGHT AFTER LOCATION - ON THE EDGE OF THE PEAK DISTRICT
 - PERIOD CHARACTER PROPERTY WITH ORIGINAL FEATURES/FIREPLACES
 - MODERN KITCHEN BEING OPEN PLAN TO THE DINING/SITTING AREA
- TWO DOUBLE BEDROOMS - BOTH WITH ORIGINAL FEATURES/FIREPLACES - ONE WITH BUILT IN WARDROBE/STORE
- GAS CENTRAL HEATING - ORIGINAL FIREPLACES TROUGHOUT - UPVC DOUBLE GLAZING TO REAR - COUNCIL TAX BAND A
 - WALKING DISTANCE TO ALL THE RESTAURANTS/BARS/SHOPS AND SUPERMARKETS
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH



CHARMING FAMILY HOME IN SOUGHT AFTER LOCATION OF BRAMPTON – PREVIOUS PLANNING PERMISSION GRANTED FOR EXTENSION - CHE/21/00189/FUL

Viewing is essential to fully appreciate this beautifully presented character family home built circa 1901, offering generous living space in the highly desirable area of Brampton. Warm and inviting, this property is perfect for growing families or those seeking a little extra room.

With planning permission previously granted for a single-storey rear extension, this home offers fantastic potential for future expansion.

The side stable-style door leads into a practical utility/porch, flowing seamlessly into the open-plan modern kitchen. Featuring fitted cupboards, a built-in oven, and views over the garden, this space is open plan to the dining/sitting room and enhanced by a log burner, creating a cosy atmosphere perfect for family meals. At the front, the bright and airy lounge benefits from a large feature bay window and an original feature fireplace.

Upstairs, the spacious landing leads to a beautifully updated family bathroom with white suite and shower over bath and two well-proportioned double bedrooms, both retaining their original feature fire surrounds and one with built in storage/wardrobe.

Adding to the property's appeal, there may be potential to extend into the loft. To the front is access to on street parking and to the rear is a private, well established garden with new patio, lawn and your own piece of history...your own air raid shelter/store!

With its blend of character, charm, and potential, this home is an opportunity not to be missed. Arrange your viewing today!

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

PORCH/UTILITY ROOM

7'10" x 4'7" (2.41 x 1.40)

A practical space featuring a durable slabbed floor, UPVC entrance door, and UPVC windows, allowing plenty of natural light. Equipped with space/ plumbing for a washing machine, this area is designed for convenience. The corrugated roof adds a functional touch, making it a versatile addition to the home.

KITCHEN

7'11" x 7'1" (2.42 x 2.16)

A well-appointed space featuring a stylish slabbed floor and a charming traditional stable door. The kitchen is fitted with a range of beech gloss wall, drawer, and base units, offering ample storage. A slot-in cooker is conveniently positioned, while a composite sink with a brushed stainless finish sits beneath a UPVC window, allowing natural light to flood in. Tasteful tiled surrounds add a touch of elegance, while a wooden single-glazed window enhances the character of the space.

DINING/SITTING ROOM

11'11" x 11'10" (3.65 x 3.62)

A characterful space featuring a stylish slabbed floor and a charming multi-fuel burner, perfect for creating a cosy atmosphere. The open-plan layout seamlessly connects to the kitchen, while a built-in storage cupboard offers practicality. A wooden single-glazed window adds a touch of traditional charm, complemented by a radiator for warmth and comfort. Additionally, there is convenient access to the cellar, providing extra storage options.

LOUNGE

15'0" into bay x 11'11" (4.58 into bay x 3.65)

A charming and character-filled space featuring solid wooden flooring and a beautifully restored original fireplace. The room boasts elegant wooden sash windows, allowing natural light to pour in, while the painted décor enhances its timeless appeal. A decorative wooden door and stripped original internal doors add to the period charm, complemented by a radiator for warmth and comfort.

STAIRS AND LANDING

Elegant wooden stairs leading to the upper floor. The landing continues the charming aesthetic, providing a bright and airy space that enhances the home's character.

BEDROOM ONE

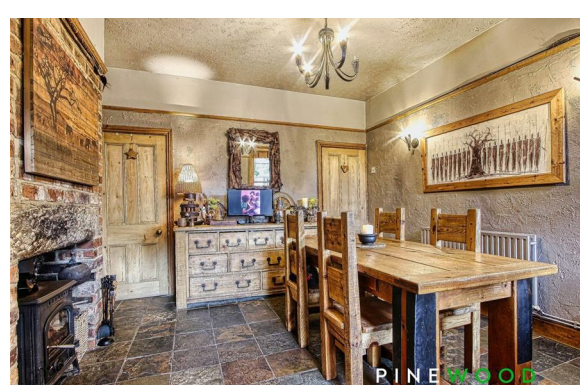
15'8" x 11'11" (4.79 x 3.65)

This generously sized double bedroom boasts a charming original fireplace with open fire, adding character to the space. A built-in wardrobe/store provides practical storage, while painted décor and soft carpeting create a warm and inviting atmosphere. The room benefits from a large wooden window, allowing for plenty of natural light, and loft access for additional storage potential.

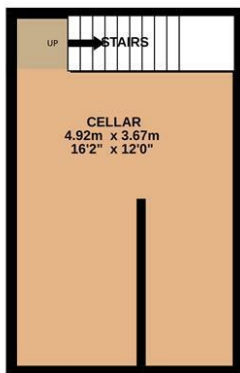
BEDROOM TWO

12'2" x 11'10" (3.72 x 3.63)

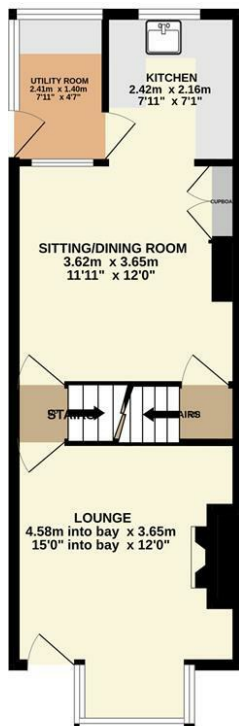
A stylish and spacious double bedroom featuring contemporary grey wood laminate flooring and a large UPVC window that fills the room with natural light. The space is enhanced by painted décor, radiator and a charming original fireplace, adding a touch of character and warmth.



CELLAR
21.1 sq.m. (227 sq.ft.) approx.



GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m. (1077 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 is given as to their operability or efficiency can be given.
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BATHROOM

7'10" x 7'0" (2.40 x 2.14)

This stylish bathroom features a modern wooden vanity unit with a ceramic sink with a sleek chrome waterfall tap, complemented by part-tiled walls and elegant inset spotlights. A bath with a glass screen and a luxurious rain head shower offer a spa-like experience, while a chrome heated towel rail adds warmth and convenience. The space is completed with a low-flush WC, tiled-effect vinyl flooring, and a UPVC frosted window, ensuring both privacy and natural light

CELLAR

16'1" x 12'0" (4.92 x 3.67)

Accessed from the dining/sitting room and useable storage.

EXTERNAL

The property benefits from access to on-street parking to the front, providing convenient access. To the rear, a well maintained garden offers a mix of lawn and patio, ideal for outdoor dining and relaxation. A unique feature of the property is the original air raid shelter, now serving as a practical storage space.

GENERAL INFORMATION

COUNCIL TAX BAND - A

TENURE - FREEHOLD

TOTAL FLOOR AREA - 100.00 SQ.M / 1077.00 SQ.FT

EPC RATING - D

GAS CENTRAL HEATING - COMBI BOILER

PART UPVC DOUBLE GLAZING

NEW ROOF FITTED 2017

LOFT - FULLY BOARDED WITH LIGHT

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale. Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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