



GRANT'S
OF DERBYSHIRE

Pondwell Drive, Brimington S43 1PH
Offers Around £225,000

We are delighted to offer for sale, three bedroom detached home situated within a quiet cul-de-sac in the sought after residential area of Brimington. This property has excellent transport links to both Chesterfield and Sheffield. This home benefits from gas central heating (combi boiler is less than two years old) but does require a programme of refurbishment. To the ground floor there is an entrance hallway, sitting room, kitchen diner and sunroom. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from a lawned front garden, a driveway with space for three vehicles and a rear garden offering both patio and decking space. Viewing is Highly Recommended.

Ground Floor

The property is accessed via a part-glazed, wood effect, uPVC door which leads into the

Entrance Hallway 4'3" x 6'1" (1.30 x 1.86)

With stairs leading up to the first floor, a part-glazed door opens into the

Sitting Room 11'8" x 13'4" (3.58 x 4.08)

A generously sized reception room featuring a large uPVC window to the front aspect and wood-laminate flooring throughout. From here, there is access to a useful understairs storage cupboard and a part-glazed door leads through to the

Dining Kitchen 14'11" x 10'4" (4.57 x 3.17)

The kitchen is appointed with a selection of wall, base and drawer units. A stainless-steel sink with a swan-neck mixer tap and drainer sit beneath a uPVC window overlooking the rear aspect. Additional features include an integrated electric oven with induction hob, along with space and plumbing for both a dishwasher and a washing machine. The room also offers ample space for a dining table and chairs, while uPVC patio doors provide access into the

Sunroom 13'7" 6'0" (4.15 1.85)

With a sliding door which opens to the rear garden.

First Floor

From the entrance hallway stairs rise to the first floor landing where doors open to the bathroom and three bedrooms. There is also access to the loft from here and a uPVC window to the side aspect.

Bathroom 6'0" x 6'1" (1.84 x 1.87)

Fitted with a three-piece suite comprising a dual-flush WC, a washbasin set within a vanity cabinet, and a panelled bath with a thermostatic shower over. An obscured-glass window to the rear aspect provides natural light while maintaining privacy.

Bedroom Two 8'7" x 11'2" (2.63 x 3.41)

From the landing the next door leads into the second bedroom, this is a good sized double bedroom with a uPVC window to face the rear aspect.

Bedroom One 8'2" x 12'7" (2.51 x 3.85)

Another good sized double bedroom with a uPVC window to face the front aspect.

Bedroom Three 6'6" x 7'8" (2.00 x 2.34)

Currently utilised as a storage room, this space could also serve as a home office or a single bedroom, depending on requirements. There is a uPVC window to the front aspect.

Outside & Parking

A driveway to the side of the property provides parking for up to three vehicles and leads to a single garage with an electric up-and-over door. To the rear, the garden offers a generous outdoor space with patio area directly adjoining the house. The garden enjoys a good level of privacy to the rear and almost faces south and therefore enjoys a good level of sunlight throughout the day.

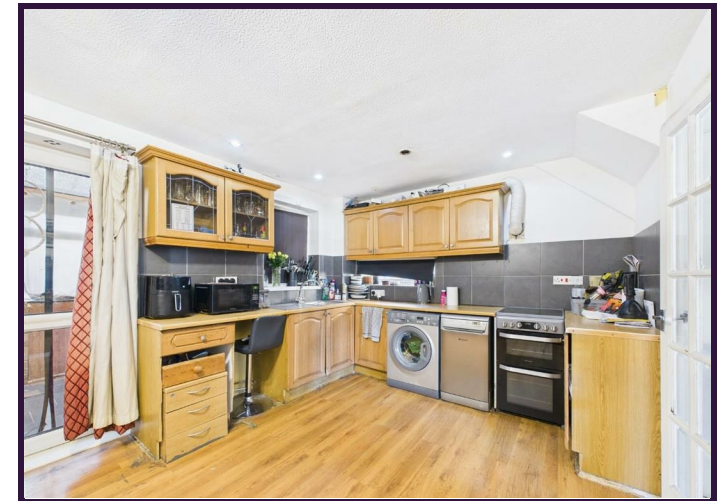
Council Tax Information

We are informed by Chesterfield Borough Council that this home falls within Council Tax Band C which is currently £1988.29 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From Horns Bridge Roundabout in the centre of Chesterfield, take the exit onto the A61 (Rother Way) until you reach Brimington Roundabout, take the fourth exit onto the A619 (Rother Way), at the next roundabout take the third exit onto the A619 (Chesterfield Road), continue on the A619 as it becomes Church Street, then take a right onto High Street, then shortly after a left onto Manor Road, and finally another left onto Pondwell Drive. The property will be located on your right hand side, slightly before the final turning onto Ringwood View.





Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

