80 Storrs Road,
Brampton, S40 3PZ

£320,000

WILKINS VARDY

£320,000

DETACHED FAMILY HOME - GENEROUS CORNER PLOT - SOUGHT AFTER ADDRESS - NO CHAIN - REQUIRES COSMETIC IMPROVEMENT/UPGRADING

A delightful detached family home set on a generous corner plot in a popular location, offered to the market with no onward chain. Requiring cosmetic improvement/upgrading, this attractive property boasts two good sized reception rooms, ideal for both entertaining and everyday living, along with a bright dual aspect kitchen providing plenty of natural light. Upstairs, the home offers three comfortable bedrooms and a 4-piece family bathroom. Externally, the property benefits from mature gardens, as well as a garage and driveway.

Storrs Road is a sought after address, just a short distance from Somersall Park, Brookfield Community School and Westfield Primary School. The various shops, bars and restaurants in Brampton are also within easy access and there are great links into Chesterfield and towards the Peak District National Park.

This property presents a wonderful opportunity for anyone seeking a comfortable family home in a desirable location. With its generous living space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this house your new home.

- DETACHED HOUSE ON GENEROUS CORNER PLOT
- DUAL ASPECT FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- 4-PIECE FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- NO CHAIN
- TWO GOOD SIZED RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS, TWO WITH BUILT-IN STORAGE
- MATURE GARDENS TO FRONT, SIDE & REAR
- BROOKFIELD SCHOOL CATCHMENT AREA
- EPC RATING: TBC

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 111.8 s.m./1203 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A uPVC double glazed door with matching side panels opens into a ...

Entrance Hall
A good sized entrance hall having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room
13'3 x 11'3 (4.04m x 3.43m)
A good sized front facing reception room having a fitted gas fire (disconnected) sat on a tiled hearth.

Dining Room
19'7 x 11'3 (5.97m x 3.43m)
A spacious dual aspect reception room having a feature stone fireplace with marble inset and hearth, and an inset electric fire. The fireplace extending to the side to provide TV/Audio standing.

Kitchen
15'0 x 7'7 (4.57m x 2.31m)
A dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances include an electric oven and hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One
13'1 x 11'1 (3.99m x 3.38m)
A good sized rear facing double bedroom having a range of built-in wardrobes with sliding doors along one wall.

Bedroom Two
11'4 x 11'1 (3.45m x 3.38m)
A good sized front facing double bedroom having built-in wardrobes with sliding doors along one wall.

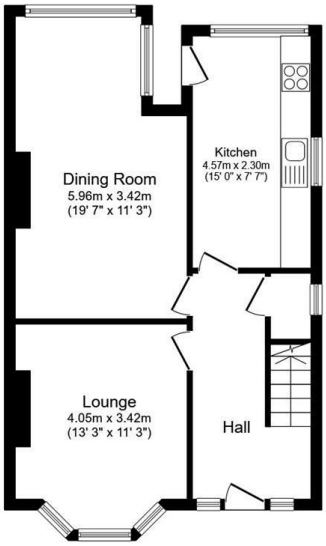
Bedroom Three
7'9 x 7'8 (2.36m x 2.34m)
A front facing single bedroom.

Family Bathroom
A good sized bathroom, fitted with a white 4-piece suite comprising of a panelled bath with tiled splashback, fully tiled corner shower cubicle with an electric shower, pedestal wash hand basin with tiled splashback, and a low flush WC.
Built-in storage cupboard.
Loft hatch.
Wood flooring.

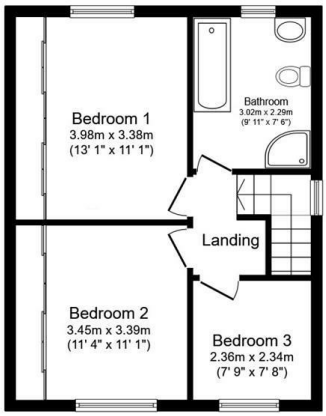
Outside
The property stands on a generous corner plot with gardens to the front and side, and a path leading up to the front entrance door.

To the rear of the property there is an enclosed lawned garden with some planted beds and a paved patio. There is also a hardstanding area for a garden shed and greenhouse.

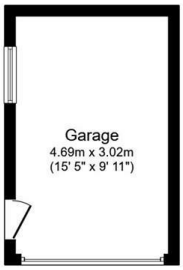
The property also has a driveway which provides car standing space and leads to a Detached Single Garage having an 'up and over' door and side personnel door, which is accessed off Westbourne Avenue.



Ground Floor
Floor area 53.6 sq.m. (577 sq.ft.)



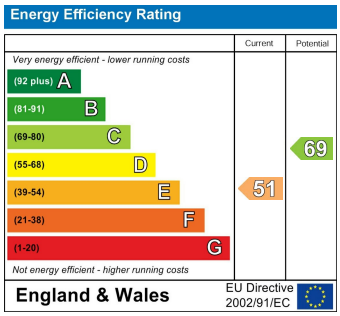
First Floor
Floor area 44.0 sq.m. (474 sq.ft.)

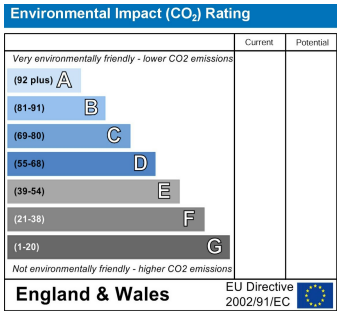


Garage
Floor area 14.2 sq.m. (152 sq.ft.)

Total floor area: 111.8 sq.m. (1,203 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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VIEWINGS

All viewings are to be arranged through the agent.

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, gas fire, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers
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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk