



2 Brandene Close,
Calow, S44 5TS

OFFERS IN THE REGION OF

£425,000

W
WILKINS VARDY

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STYLISH DETACHED DORMER BUNGALOW ON GENEROUS CORNER PLOT - ENERGY EFFICIENT HOME - DOUBLE GARAGE WITH WORKSHOP ABOVE

Occupying a generous corner plot in a cul-de-sac position, is this impressive three double bedroomed, two 'bathroomed' detached dormer bungalow which offers a perfect blend of space and comfort. Upon entering the property, you will find a spacious dual aspect reception room, perfect for entertaining guests or enjoying quiet family evenings. There is also a good sized study and a contemporary styled hi-gloss 'L' shaped breakfast kitchen. For those with vehicles, the property offers an integral double garage with versatile workshop above, and there are also wrap around gardens including an orchard.

The property benefits from a range of energy efficient measures including under floor heating, ground source heat pump heating system, photovoltaic solar panels and a mechanical ventilation heat recovery system.

In summary, this dormer detached home on Brandene Close presents a unique opportunity to acquire a well appointed property in a desirable location. With its generous living spaces, ample parking, and proximity to local conveniences, it is a must see for anyone looking to settle in Chesterfield.

- CHARMING DETACHED DORMER BUNGALOW ON GENEROUS CORNER PLOT
- ENERGY EFFICIENT PROPERTY - GROUND SOUVRCE HEAT PUMP AND SOLAR
- SPACIOUS DUAL ASPECT LIVING ROOM
- STYLISH HI-GLOSS 'L'SHAPED BREAKFAST KITCHEN
- GOOD SIZED STUDY
- THREE DOUBLE BEDROOMS
- 4-PIECE GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- INTEGRAL DOUBLE GARAGE WITH WORKSHOP ABOVE
- MATURE GARDENS INCLUDNG AN ORCHARD
- EPC RATING: TBC

General

Ground source heat pump heating system
Photovoltaic solar panels
Mechanical ventilation heat recovery system
Underfloor heating throughout the property
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 211.5 sq.m./2277 sq.ft. (including Double Garage & Workshop)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Porch

Having a tiled floor. A further uPVC double glazed door opens into the ...

Entrance Hall

Having a tiled floor. A staircase with oak and glass balustrade rises up to the First Floor accommodation.

Living Room

23'3 x 11'11 (7.09m x 3.63m)
A spacious dual aspect reception room having a tiled floor, and a feature fireplace with a wood burning stove.

'L' Shaped Breakfast Kitchen

19'2 x 16'11 (5.84m x 5.16m)
Being part tiled and fitted with a range of two tone hi-gloss wall, drawer and base units with complementary quartz work surfaces and upstands, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a microwave oven.
Space is provided for an American style fridge/freezer, and there is also space for a range cooker having a stainless steel splashback and angled extractor canopy over.
Tiled floor and two wooden framed double glazed Velux skylight windows.
A uPVC double glazed door gives access onto the side of the property.

Family Bathroom

Being part tiled and fitted with a modern white 4-piece suite comprising of a shower cubicle with mixer shower, panelled bath and pedestal wash basin, both with mixer taps, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Bedroom Three

17'3 x 8'10 (5.26m x 2.69m)
A double bedroom having fitted wardrobes.
Tiled floor and side facing window.

Study

12'10 x 7'10 (3.91m x 2.39m)
A versatile front facing reception room having a tiled floor. A door from here gives access into the double garage.

On the First Floor

Landing

Bedroom One

19'3 x 14'7 (5.87m x 4.45m)
A spacious double bedroom having a gable end window and two wooden framed double glazed Velux windows.
This room has a range of built-in hi-gloss storage, one of which has crawl access to the eaves.

Bedroom Two

15'5 x 12'11 (4.70m x 3.94m)
A good sized double bedroom having some built-in storage.

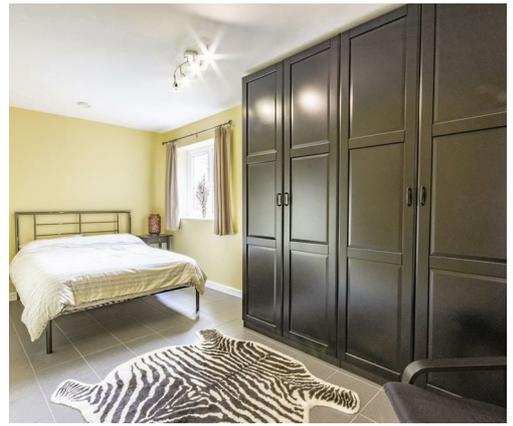
Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Built-in storage cupboard.
Chrome heated towel rail.
Vinyl flooring.

Outside

The property occupies a generous corner plot, having a block paved drive to the front providing ample of street parking and leading to the Double Integral Garage having two electric roller doors, rear personnel door, light and power. The garage also has built-in storage which also houses the two hot water cylinders and the ground source heat pump. There is also a utility area, with wall and base units, a single drainer stainless steel sink, and space and plumbing for a washing machine. A staircase from the garage rises up to a versatile Workshop, which also has light and power.

There is a walled lawned front garden with planted side borders and fruit trees including three plum and one damson tree. Access to the rear can be gained down both sides of the property, where there is an orchard of apple and pear trees (17 in total), blackcurrant, redcurrant, whitecurrant and blackberry bushes, as well as grape vines. A gate to the rear gives access to a further fruit garden with raspberries and rhubarb, and there is also a deck seating area and decorative slate bed. In addition there are some ornamental bushes, a fig tree and a herb garden.





TOTAL FLOOR AREA: 2277 sq.ft. (211.5 sq.m.) 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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 heating system, kitchen appliances, shower units, 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.

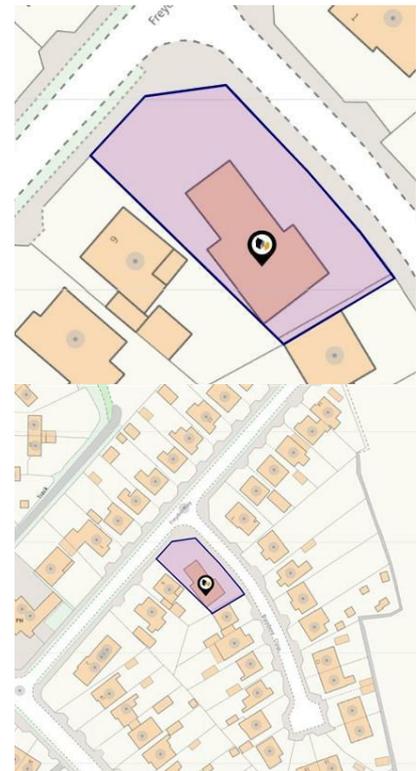
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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.



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