



30 Brooke Drive,
Brimington, S43 1PD

OFFERS IN THE REGION OF

£200,000



WILKINS VARDY

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PERFECT FAMILY HOME - GOOD SIZED PLOT BACKING ONTO ADJACENT FARMLAND - POPULAR LOCATION

A perfect family home in a popular location! This charming semi-detached house, built in the late 1960s, offers a comfortable living space with two reception rooms, three bedrooms, and one bathroom spread across 777 sq. ft. One of the standout features of this property is the ample parking space available, making it convenient for families with multiple cars or guests. Additionally, the property boasts a garage, providing even more storage space.

Situated on a good-sized plot, this home offers gardens that back onto open farmland, providing a peaceful and picturesque backdrop. Imagine enjoying your morning coffee in the garden while taking in the serene views of the countryside.

The location of this property is truly ideal, being close to the Royal Hospital as well as Brimington and Calow. Whether it's for work, leisure, or family outings, you'll find everything you need within easy reach.

- Well Proportioned Semi Detached House backing onto Open Farmland
- Fitted Kitchen with Integrated Double Oven and Hob
- Re-Fitted Fully Tiled Wet Room
- Mature Lawned Gardens to the Front and Rear
- EPC Rating: C
- Two Good Sized Reception Rooms
- Three Good Sized Bedrooms, two with Fitted Storage
- Detached Garage & Ample Off Street Parking
- NO UPWARD CHAIN

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 72.2 sq.m./777 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC door with double glazed side panel opens into an ...

Entrance Porch

Having a door opening into a ...

Entrance Hall

Having a useful built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

13'1 x 10'4 (3.99m x 3.15m)
A spacious front facing reception room. An opening leads through into the ...

Dining Room

10'10 x 8'10 (3.30m x 2.69m)
A good sized reception room having a uPVC double glazed door opening onto the rear patio.

Kitchen

10'2 x 7'7 (3.10m x 2.31m)
Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric double oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine and a slimline dishwasher.
Space is also provided for a fridge/freezer.
Built-in storage cupboard.
Vinyl flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch having a pull down ladder.

Bedroom One

13'0 x 10'1 (3.96m x 3.07m)
A good sized front facing double bedroom having a range of fitted pine wardrobes with overhead storage.

Bedroom Two

10'10 x 10'0 (3.30m x 3.05m)
A good sized rear facing double bedroom, having a built-in airing cupboard housing the gas boiler, and a built-in double wardrobe with sliding doors.

Bedroom Three

9'11 x 6'5 (3.02m x 1.96m)
A front facing single bedroom.

Re-Fitted Wet Room

Being fully tiled and having a shower area with mixer shower and folding half height shower screens, wash hand basin and a low flush WC.
Chrome heated towel rail.
Waterproof flooring.

Outside

To the front of the property there is a lawned garden with mature plants and shrubs. Alongside, there is a concrete drive providing ample off street parking and leading to a detached single brick built garage.

To the rear of the property there are two printed concrete patios connected by a path, together with a lawned garden and mature plants shrubs and trees, which back onto open farmland.



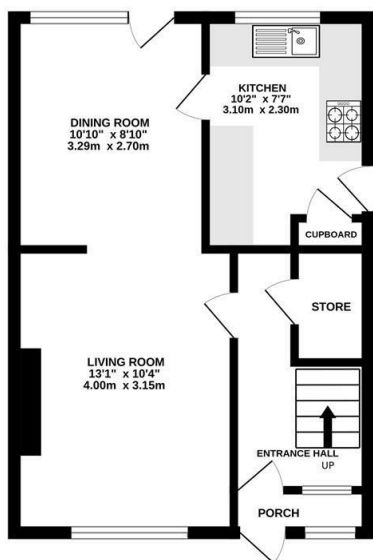
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Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

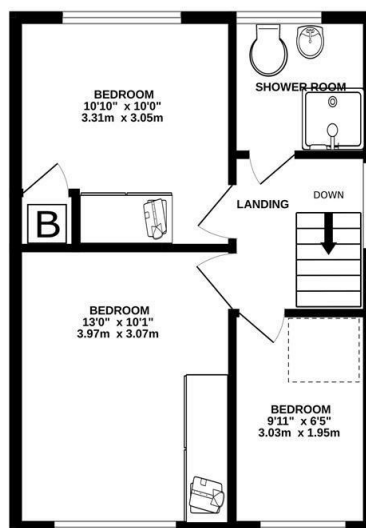
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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		87
(81-91) B		
(69-80) C	72	
(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 (CO₂) 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	

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RICS

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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, 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 Springwell Community College 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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