



5 Broomhill Road,
Old Whittington, S41 9DB

GUIDE PRICE

£340,000

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WILKINS VARDY

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GUIDE PRICE: £325,000 TO £340,000 - CHARACTER STONE BUILT DETACHED HOUSE ON SUPERB 0.22 ACRE PLOT - TWO DOUBLE BEDS - GARAGE & DRIVEWAY PARKING

This delightful stone built detached house on Broomhill Road offers an impressive 1,016 sq.ft. of neutrally presented accommodation. Upon entering the property you are welcomed into a generous living room that provides an inviting space for relaxation and entertainment. From here, you enter into the dual aspect kitchen/diner, which then leads you through into the large conservatory. With two double bedrooms and a modern shower room, this home is ideal for a variety of buyers.

The property also benefits from a detached single garage and off street parking, as well as a mature and well stocked gardens extending to approximately 0.22 acres in total.

The location in Old Whittington is particularly appealing, being within easy reach of local amenities and transport links into the Town Centre and towards Dronfield and Sheffield.

Don't miss the chance to make this charming property your new home.

- GUIDE PRICE: £325,000 TO £350,000
- CHARACTER STONE BUILT DETACHED HOUSE
- GENEROUS LIVING ROOM
- DUAL ASPECT KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- LARGE CONSERVATORY
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- DETACHED GARAGE & DRIVEWAY PARKING
- FANTASTIC 0.22 ACRE PLOT WITH SOUTH FACING GARDENS
- EPC RATING: C

General

Gas central heating

Steel framed double glazed windows with aluminium secondary glazing

Security alarm system and CCTV installed

Gross internal floor area - 94.4 s.qm./1016 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

Having a built-in under stair store cupboard. An opening leads through into the ...

Living Room

17'9 x 13'9 (5.41m x 4.19m)

A generous dual aspect reception room fitted with wood flooring and having a feature exposed brick fireplace with multi-fuel stove.

A staircase rises to the First Floor accommodation.

Kitchen/Diner

16'11 x 9'2 (5.16m x 2.79m)

A dual aspect room, fitted with a range of white gloss base and drawer units with complementary work surfaces and upstands.

Inset single drainer sink with mixer tap.

Integrated appliances to include a fridge, electric oven and hob with glass splashback and extractor canopy over.

Space and plumbing is provided for a washing machine.

Tiled flooring.

Large Conservatory

16'6 x 13'9 (5.03m x 4.19m)

Having paved flooring and a door leading out onto the side of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

13'9 x 11'9 (4.19m x 3.58m)

A good sized front facing double bedroom.

Bedroom Two

9'5 x 9'2 (2.87m x 2.79m)

A double bedroom with side facing window, currently used as a office/gym.

Shower Room

9'2 x 7'6 (2.79m x 2.29m)

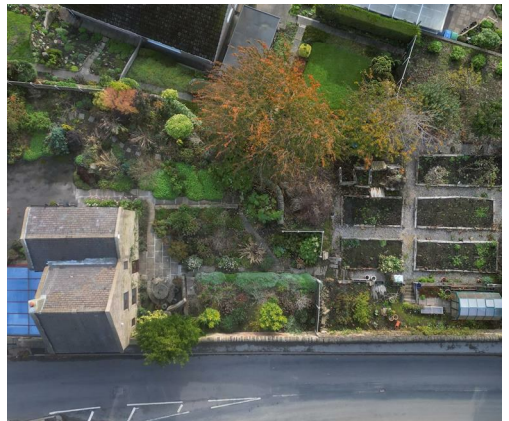
Being fully tiled and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Built-in cupboard.

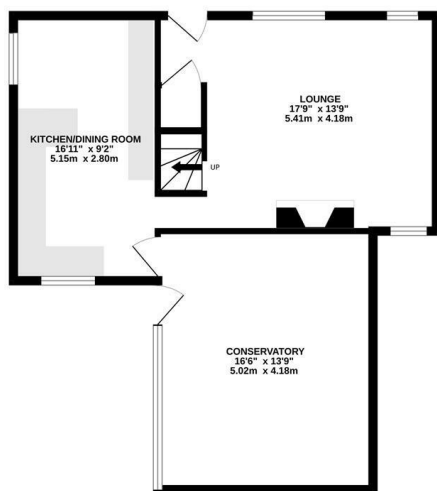
Outside

A tarmac driveway with pebbled side border provides ample off street parking and leads to a Detached Stone Built Garage. There is a paved pathway leading to the door of the conservatory, as a well as a bed of plants and shrubs.

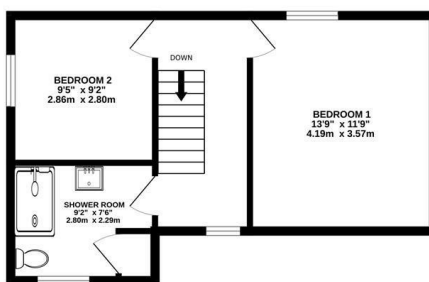
A paved pathway leads down the side of the house and to the front entrance door where there is a paved seating area. The rest of the garden is well stocked with mature plants, shrubs and trees, as well as decorative gravel and vegetable beds. There is also a greenhouse.



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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		82
(81-91) B		
(69-80) C	76	
(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

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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, wood burning stove, multi-fuel stove, 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 Whittington Green 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

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