



44 Brushfield Road,
Linacre Woods, S40 4XE

£225,000

W
WILKINS VARDY

£225,000

WELL APPOINTED SEMI - THREE BEDS - SOUTH FACING REAR GARDEN - DRIVEWAY PARKING

A well appointed and neutrally decorated semi detached home, ideally situated in a popular residential location. The property offers a generous living room, a modern fitted kitchen with a range of integrated appliances, three bedrooms, and a family bathroom.

Externally, the property benefits from driveway parking, mature gardens to the front and rear, with the enclosed, south facing rear garden providing an ideal space for outdoor entertaining and family enjoyment. An excellent opportunity for first time buyers, growing families, or those looking to downsize.

Being well placed for the local amenities on Wardgate Way and just a short distance from Holmebrook Valley Park and Linacre Reservoirs, the property is also readily accessible for routes into the Town Centre and towards the Peak District.

- WELL APPOINTED SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- FULLY TILED BATHROOM/WC
- MATURE GARDENS TO THE FRONT AND REAR, THE REAR BEING SOUTH FACING
- GENEROUS LIVING ROOM
- THREE BEDROOMS
- OFF STREET PARKING
- EPC RATING: C

General

Gas central heating (Ideal Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 66.7 sq.m./717 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Porch

Fitted with laminate flooring. An internal door opens into the ...

Living Room

14'11 x 14'1 (4.55m x 4.29m)

A generous front facing reception room, fitted with laminate flooring and having a built-in under stairs store cupboard. A staircase rises to the first floor accommodation.

Kitchen/Diner

14'11 x 9'6 (4.55m x 2.90m)

Fitted with a range of modern hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, washing machine, fridge/freezer, electric oven and 4-ring gas hob with glass splashback and extractor hood over.

Laminate flooring and downlighting.

uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One

10'11 x 10'4 (3.33m x 3.15m)

A good sized front facing double bedroom having built-in wardrobes with sliding doors.

Bedroom Two

11'2 x 10'4 (3.40m x 3.15m)

A good sized rear facing double bedroom.

Bedroom Three

8'1 x 6'10 (2.46m x 2.08m)

A front facing single bedroom fitted with laminate flooring, currently used as a study/office.

Family Bathroom

6'8 x 6'5 (2.03m x 1.96m)

Being fully tiled and fitted with a white 3-piece white suite comprising a panelled bath with glass shower screen and electric shower over, semi recessed hand wash basin with vanity unit below, and a concealed cistern WC

laminate flooring.

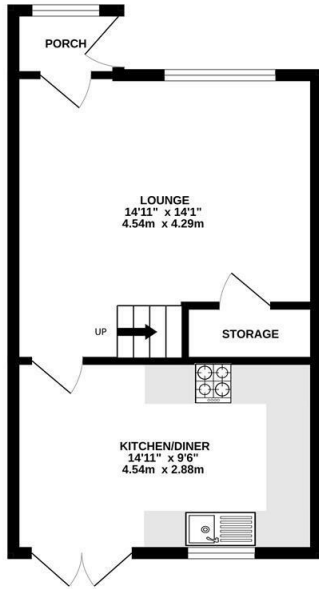
Outside

To the front of the property there is a small lawned garden, alongside a driveway providing off street parking for one vehicle.

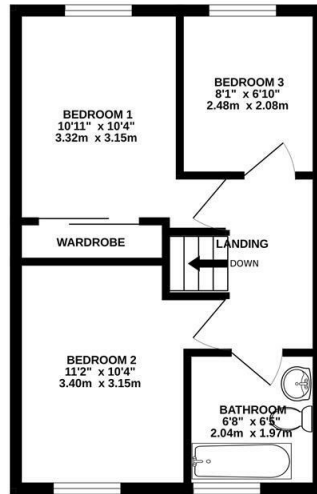
The enclosed south facing rear garden comprises a paved patio with a couple of steps up to a lawn with side borders of mature plants, shrubs and conifers. There is also space for a garden shed.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.7 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(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



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.

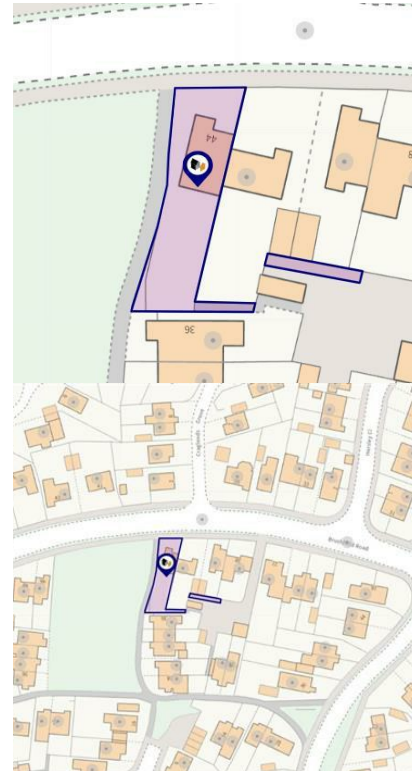
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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