



2 Newbridge Drive,  
Brimington, S43 1LF

£210,000

W  
WILKINS VARDY

# £210,000

THREE BED SEMI IN CUL-DE-SAC POSITION - SUPERB REAR VIEWS ACROSS OPEN FARMLAND - NO CHAIN

Situated in a peaceful cul-de-sac and enjoying superb rear views across open farmland, this three bedroom semi detached home offers excellent potential for buyers looking to create their ideal home.

The accommodation comprises a spacious dual aspect reception room, a fitted kitchen with a useful utility room off, three bedrooms, a wet room, and a separate WC. Outside, the property benefits from mature gardens to both the front and rear, an attached single garage, and driveway parking.

Offered for sale with no upward chain, the property requires some cosmetic improvement but presents an excellent opportunity to modernise and add value in a sought after location.

- ATTRACTIVE SEMI DETACHED HOUSE OCCUPYING A CUL-DE-SAC POSITION
- SPACIOUS DUAL ASPECT LIVING ROOM
- THREE BEDROOMS
- ATTACHED SINGLE GARAGE & DRIVEWAY PARKING
- NO UPWARD CHAIN
- SUPERB REAR VIEWS ACROSS OPEN FARMLAND
- KITCHEN WITH UTILITY ROOM OFF
- WET ROOM & SEPARATE WC
- LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: D

## General

Gas central heating

uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 91.5 sq.m./985 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A timber and glazed front entrance door opens into a ...

## Entrance Hall

Having a built-in storage cupboard housing the hot water cylinder. A staircase rises to the first floor accommodation.

## Living Room

21'9 x 12'5 (6.63m x 3.78m)

A spacious dual aspect reception room having a feature fireplace with fitted gas fire.

## Kitchen

8'8 x 8'3 (2.64m x 2.51m)

Accessible from the entrance hall and living room. Being part tiled and fitted with a range of white gloss wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.

## Utility Room

8'0 x 4'1 (2.44m x 1.24m)

A dual aspect room, having space for a freestanding cooker and a tumble dryer.

A door gives access into the attached garage, and a uPVC double glazed door gives access onto the rear of the property

## On the First Floor

## Landing

## Bedroom One

11'9 x 10'7 (3.58m x 3.23m)

A good sized front facing double bedroom.

## Bedroom Two

10'7 x 10'0 (3.23m x 3.05m)

A good sized rear facing double bedroom having views across open farmland.

## Bedroom Three

8'9 x 6'10 (2.67m x 2.08m)

A front facing bedroom having built-in wardrobes with overhead storage.

## Wet Room

6'2 x 5'6 (1.88m x 1.68m)

Being part tiled and having a shower area with electric shower, and a semi pedestal hand wash basin.

## Separate WC

Being part tiled and fitted with a low flush WC.

## Outside

To the front of the property there is a driveway providing off street parking, which leads to an Attached Single Garage. There is also a lawned garden with a couple of mature conifers and further lawn at the side of the garage.

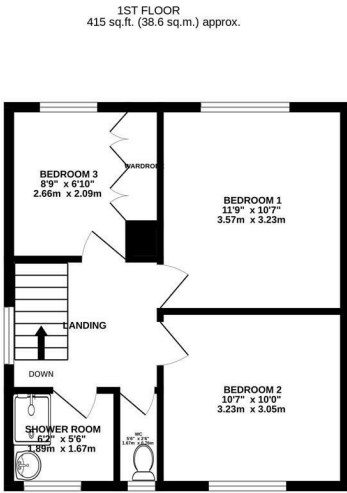
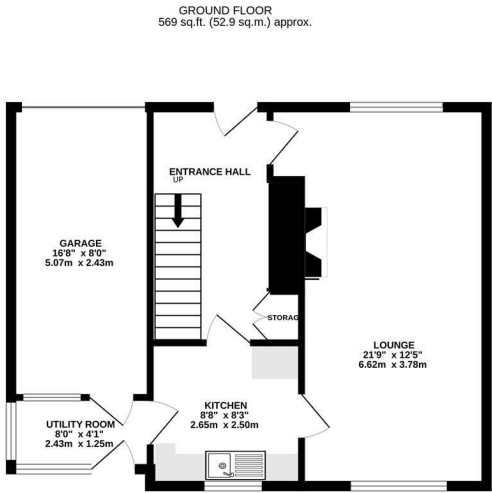
To the rear of the property there is a paved seating area and an enclosed lawned garden with some mature plants, shrubs and conifers, and having superb views across open farmland.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



TOTAL FLOOR AREA: 985 sq.ft. (91.5 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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