



49 Brearley Avenue,
New Whittington, S43 2DY

£285,000

W
WILKINS VARDY

£285,000

WELL APPOINTED BAY FRONTED SEMI - THREE/FOUR BEDS - STYLISH ACCOMMODATION - GENEROUS PLOT

Spanning an impressive 929 sq.ft., is this delightful bay fronted semi detached house which has been refurbished by the current owners and offers a perfect blend of comfort and practicality. The layout is designed to maximise both light and space, with the full width dining kitchen being the heart of the home, fitted with modern hi-gloss units and having two sets of French doors opening onto the rear of the property.

The house also boasts a good sized living room, four bedrooms, one of which is on the ground floor and is currently used as an office, and a modern family bathroom. Outside, there is off street parking for one vehicle and a good sized south west facing rear garden which backs onto Brearley Park, making it an ideal choice for families or those seeking extra space.

Brearley Avenue is an established neighbourhood, well placed for accessing the local amenities in New Whittington and on Whittington Moor, and readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- Well Appointed Semi Detached House on Generous Plot
- Full Width Dining Kitchen with Two Sets of French doors opening to the Rear Garden
- Good Sized Bay Fronted Living Room
- Three/Four Bedrooms
- Modern Family Bathroom
- Off Street Parking for One Vehicle
- Enclosed South West Facing Rear Garden backing onto Brearley Park
- EPC Rating: C

General

Gas central heating (Vaillant Ecotec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Perfect Fit blinds included in the sale
Oak internal doors
Security alarm system
CCTV system can be purchased subject to separate negotiation
Gross internal floor area - 86.3 sq.m./929 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring and having a staircase with oak balustrade which rises to the First Floor accommodation.
Built-in cloaks cupboard.

Bedroom Four/Study

14'9 x 7'4 (4.50m x 2.24m)
A good sized versatile front facing room, currently used as an office, being soundproofed and fitted with laminate flooring

Open Plan Dining Kitchen

24'6 x 12'0 (7.47m x 3.66m)
Spanning the full width of the property, being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary wood work surfaces and upstands, including a breakfast bar.
Inset single drainer sink with mixer tap.
Integrated appliances to include a microwave oven and dishwasher.
The range cooker with fitted angled extractor over, tumble dryer and fridge/freezer are included in the sale.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in under stair pantry.
Laminate flooring.
Two sets of uPVC double glazed French doors overlook and open onto the rear of the property.

Living Room

11'4 x 10'11 (3.45m x 3.33m)
A good sized bay fronted reception room.

On the First Floor

Landing

Bedroom One

11'4 x 10'11 (3.45m x 3.33m)
A good sized bay fronted double bedroom having built-in wardrobes with sliding doors across one wall.

Bedroom Two

10'11 x 10'8 (3.33m x 3.25m)
A good sized rear facing double bedroom having built-in wardrobes with sliding doors along one wall.
Built-in cupboard which houses the gas boiler.

Bedroom Three

8'0 x 6'2 (2.44m x 1.88m)
A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising of a tiled-in bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage above, below and to the side, and concealed cistern WC.
Chrome heated towel rail.
Tiled floor and downlighting.

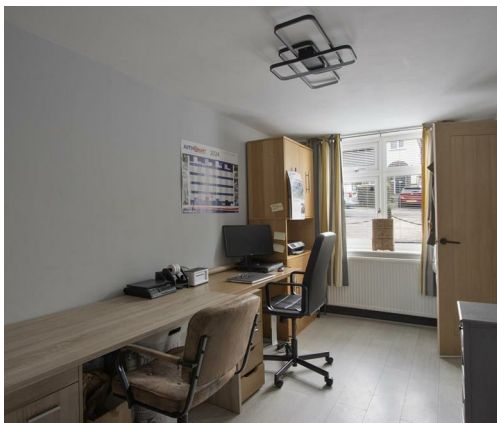
Outside

To the front of the property there is a block paved drive providing off street parking for one car. Steps from here lead down to the front entrance door and garden which is paved and has some shrubs

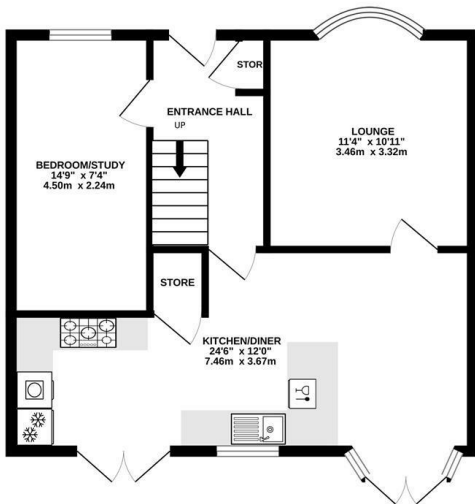
A block paved path leads down the side of the property to a gate which opens to the enclosed rear garden, which comprises of a composite deck seating area, which spans the full width of the property and has an aluminium gazebo. Steps from here lead down to a second composite deck area with aluminium gazebo and hot tub (which is included in the sale).

A couple more steps lead down to a good sized lawn, where there is also a metal shed (6'0 x 4'0) and a large shed/workshop (24'0 x 12'0). A gate at the rear of the garden gives access onto a service road and also onto Brearley Park.

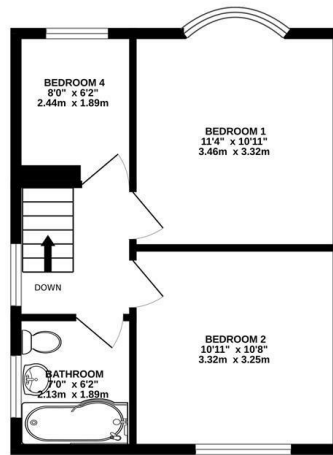
External lighting, power and outside tap are also provided.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(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

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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 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

wilkins-varDY.co.uk