



26 Brooke Drive,
Brimington, S43 1PD

OFFERS IN THE REGION OF

£280,000

W
WILKINS VARDY

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£280,000

COMPREHENSIVELY REFURBISHED AND EXTENDED SEMI - THREE BEDS - NO CHAIN - BACKS ONTO OPEN FIELDS

Beautifully presented throughout and finished in a neutral décor, this comprehensively refurbished and extended semi detached home offers stylish, ready-to-move-into accommodation. The ground floor comprises an entrance hall, cloaks/WC, a good sized living room and a superb re-fitted dining kitchen featuring a range of integrated appliances and bi-fold doors opening onto the rear patio, creating an ideal space for modern family living and entertaining. To the first floor are three comfortable bedrooms and a contemporary re-fitted family bathroom.

Outside, the property benefits from lawned gardens to the front and rear, a detached garage and a driveway providing ample off street parking.

Enjoying a pleasant position backing onto open fields and offered for sale with no upward chain, this is an excellent opportunity to acquire a beautifully improved home in a sought after location.

- 'READY TO MOVE INTO' SEMI DETACHED HOUSE BACKING ONTO OPEN FIELDS
- COMPREHENSIVELY REFURBISHED & EXTENDED BY THE CURRENT OWNER
- GOOD SIZED LIVING ROOM
- FANTASTIC RE-FITTED DINING KITCHEN WITH BI-FOLD DOORS TO THE REAR
- GROUND FLOOR CLOAKS/WC
- THREE BEDROOMS
- RE-FITTED BATHROOM
- DETACHED GARAGE & AMPLE DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: C

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 98.6 sq.m./1061 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door with matching side panels opens into a ...

Entrance Hall

Fitted with LVT flooring. A staircase rises to the first floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a hand wash basin with splashback.
LVT flooring.

Living Room

12'9 x 10'1 (3.89m x 3.07m)
A good sized front facing reception room fitted with LVT flooring and having downlighting. An opening leads through into the ...

Superb Re-Fitted Dining Kitchen

19'6 x 16'6 (5.94m x 5.03m)
Fitted with a range of contemporary grey wall, drawer and base units with complementary work surfaces, including an island unit.
Inset 1½ bowl sink with mixer tap.
Integrated Lamona appliances to include a fridge/freezer, dishwasher, electric double oven and induction hob with glass splashback and angled extractor over.
Two contemporary flat panel vertical radiators.
Two Velux windows.
LVT flooring and downlighting.
There are two built-in storage cupboards, one of which has space and plumbing for a washing machine and space for a tumble dryer.
Bi-fold doors overlook and open onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'9 x 10'1 (3.89m x 3.07m)
A good sized front facing double bedroom.

Bedroom Two

11'3 x 9'8 (3.43m x 2.95m)
A rear facing double bedroom.

Bedroom Three

9'9 x 6'3 (2.97m x 1.91m)
A front facing single bedroom.

Family Bathroom

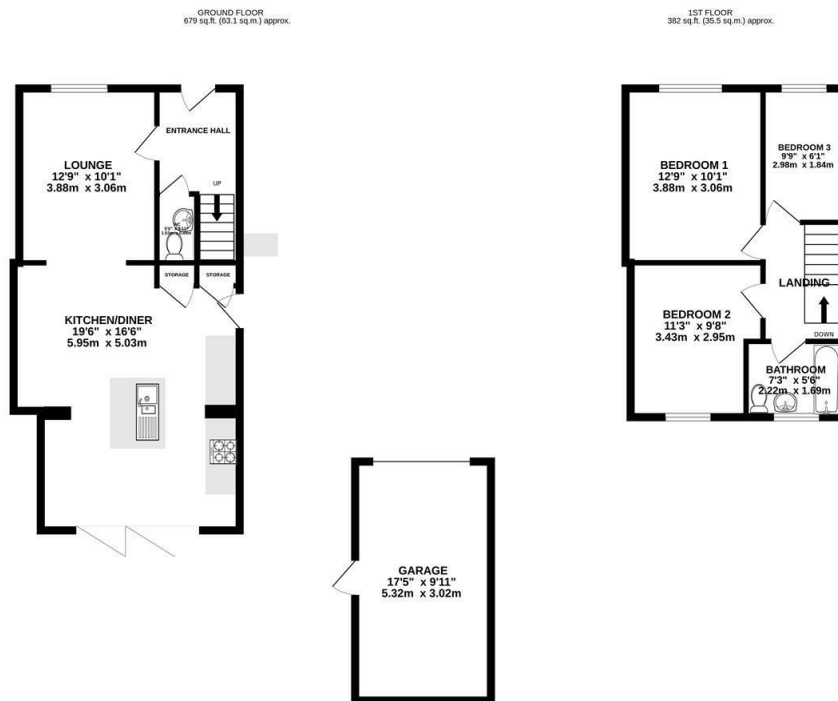
7'3 x 5'6 (2.21m x 1.68m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, hand wash basin with storage drawers below, and a low flush WC.
Heated towel rail.
Tiled flooring.

Outside

To the front of the property there is a lawned garden with planted side borders, alongside a tarmac driveway providing ample off street parking, leading to a Detached Single Garage with 'up and over' door and uPVC side personnel door.

The enclosed east facing rear garden comprises a good sized paved patio and two raised lawns. The rear garden backing onto open fields.





TOTAL FLOOR AREA: 1061 sq ft. (98.6 sq.m.) approx.

While 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		86
(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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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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