



14 Hedley Drive,  
Brimington, S43 1BF

OFFERS IN EXCESS OF

£197,500

W  
WILKINS VARDY

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# £197,500

THREE BED SEMI IN CUL-DE-SAC POSITION - SOUTH FACING REAR GARDEN - OFF STREET PARKING

Occupying a cul-de-sac position, is this delightful semi detached house which offers 652 sq.ft. of well presented accommodation, which comprises of a good sized living room and an 'L' shaped kitchen/diner which spans the full width of the property. The property also features three comfortable bedrooms and a family bathroom, making it an ideal home for families or those seeking extra space. Outside, the property benefits from off street parking for up to three cars, and an enclosed south facing rear garden.

The location of Hedley Drive is particularly appealing, with easy access to local amenities and schools, and for transport links towards Chesterfield, Dronfield and Sheffield.

- Semi Detached House occupying a Cul-de-Sac Position
- Good Sized Living Room

- 'L' Shaped Kitchen/Diner
- Three Bedrooms

- Family Bathroom
- EPC Rating: D

- Ample Off Street Parking & Enclosed South Facing Rear Garden

## General

Gas central heating (Glow Worm Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 60.6 sq.m./652 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A uPVC double glazed front entrance door with matching side panels opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation. A door gives access into the ...

## Living Room

14'10 x 11'8 (4.52m x 3.56m)  
A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with painted fire surround, marble inset and hearth, and an electric fire.  
There is also a built-in under stair store area.  
An opening leads through into the ...

## 'L' Shaped Kitchen/Diner

14'10 x 12'1 (4.52m x 3.68m)  
Spanning the full width of the property, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a range cooker with fitted stainless steel extractor hood over.  
Laminate flooring.  
A uPVC double glazed door gives access onto the rear patio.

## On the First Floor

## Landing

## Bedroom One

12'2 x 8'7 (3.71m x 2.62m)  
A rear facing double bedroom.

## Bedroom Two

12'2 x 6'0 (3.71m x 1.83m)  
A rear facing single bedroom.

## Bedroom Three

9'6 x 5'8 (2.90m x 1.73m)  
A front facing single bedroom.

## Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with folding glass shower screen and mixer shower over, semi recessed wash hand basin and a low flush WC.  
Built-in over stair store cupboard.  
Chrome heated towel rail.  
Vinyl flooring.

## Outside

A concrete drive to the front of the property provides off street parking for three cars.

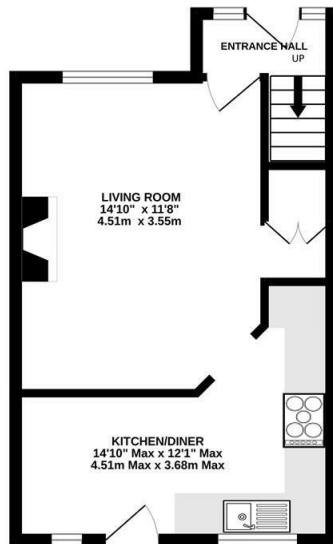
A gate to the side of the property gives access to the enclosed south facing rear garden which comprises of a paved patio with a couple of steps up to a lawn with a raised side border.



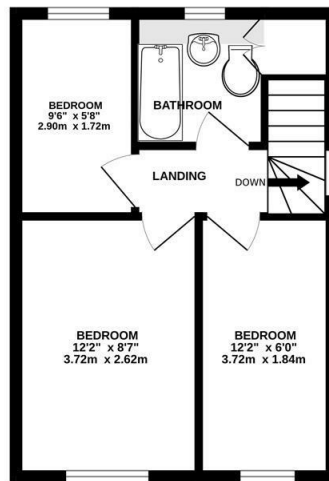




GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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		
(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

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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, electric fire, 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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wilkins-varidy.co.uk