



315 Brimington Road,  
Tapton, S41 0TE

£350,000

W  
WILKINS VARDY

# £350,000

READY TO MOVE INTO! - REFURBISHED BAY FRONTED DETACHED BUNGALOW - NO CHAIN

Offered to the market with no chain is this delightful bay fronted detached bungalow which has been refurbished by its current owners to provide 844 sq. ft. of stylish and well proportioned accommodation, making it an ideal choice for individuals, small families and couples. Ready to move into, the property features a superb 32 Ft. long kitchen/diner/living room, the kitchen having a range of integrated appliances, and a cloaks/WC off. There are also two good sized double bedrooms and a modern shower room. Standing on a generous plot, there are attractive mature gardens to both the front and rear, together with driveway parking for several vehicles.

The location on Brimington Road is particularly appealing, being within easy reach of local amenities, schools, and transport links and just a short distance from Tapton Park.

In summary, this charming bungalow presents an excellent opportunity for those looking to enjoy single storey living in a desirable area. With its spacious layout, convenient parking, and prime location, this property is not to be missed. We invite you to come and experience the warmth and charm of this lovely home for yourself

- REFURBISHED BAY FRONTED DETACHED BUNGALOW
- 32 FT. LONG OPEN PLAN KITCHEN/DINER/LIVING ROOM
- TWO GOOD SIZED DOUBLE BEDROOMS
- AMPLE DRIVEWAY PARKING
- NO CHAIN
- READY TO MOVE INTO!
- CLOAKS/WC
- MODERN SHOWER ROOM
- ATTRACTIVE MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC

## General

Gas central heating (Ideal Imini C24 Combi Boiler - Installed in August 2025)  
uPVC sealed unit double glazed windows and doors (Replaced in September 2024)  
Partial rewire/new consumer unit (Fitted in May 2025)  
Newly decorated and new floor coverings throughout  
Gross internal floor area - 78.4 sq.m./844 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## Storm Porch

With light. A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring and having an area with coat hooks and a fitted base unit suitable for shoe storage.

## Open Plan Kitchen/Diner/Living Room

32'4 x 13'7 (9.86m x 4.14m)

## Living Room

A dual aspect reception room with bay window overlooking the front garden. Fitted with laminate flooring and having a feature ornamental fireplace with tiled hearth.

## Kitchen/Diner

Fitted with a range of two tone wall, drawer and base units with complementary work surfaces and upstands.  
Inset sink with mixer tap.  
Integrated appliances to include a slimline dishwasher, 70/30 fridge/freezer, washing machine, eye level electric oven and 4-ring hob with angled extractor over.  
Laminate flooring and downlighting.  
French doors overlook and open onto the rear of the property.  
A door from this room gives access into a ...

## Cloaks/WC

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

## Bedroom One

14'5 x 12'6 (4.39m x 3.81m)

A generous double bedroom with feature geometric pattern wall and a bay window overlooking the front of the property.

## Bedroom Two

13'11 x 9'10 (4.24m x 3.00m)

A good sized double bedroom, again having a feature geometric pattern wall. French doors with glazed side panels overlook and open onto the rear of the property.

## Shower Room

10'8 x 6'5 (3.25m x 1.96m)

Being part tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with vanity unit below, and a concealed cistern WC.

Flat panel towel radiator.

Loft access hatch.

Vinyl flooring.

## Outside

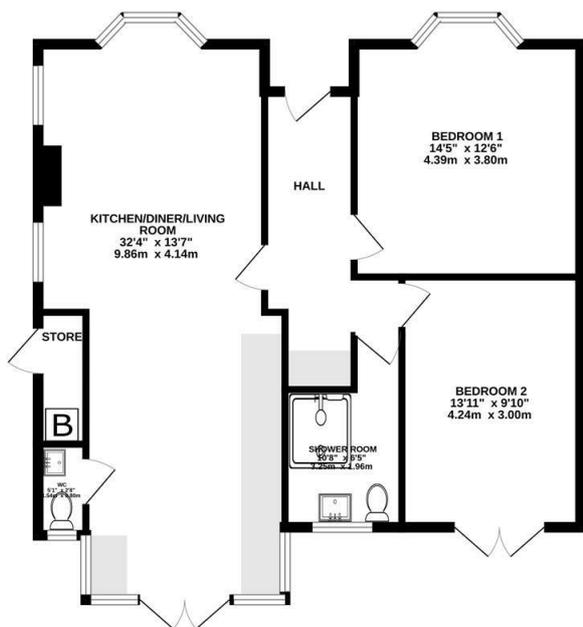
To the front of the property there is a lawned garden with drystone boundary wall, together with a raised bed with mature plants and shrubs.

A tarmac driveway to the side of the property provides ample off street parking for several vehicles. There is also a useful Integral Store with uPVC door which houses the combi boiler. Two external power sockets are also provided.

To the rear of the property there is a gravelled/paved area suitable for a patio area or additional parking. Steps lead up to three lawn sections which are interspersed with trees and shrubs and there are also a planted side borders.



GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their quantity or efficiency can be given.  
Made with Remapio 12/20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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

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.



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