



3 Brookfield Close,
Grassmoor, S42 5FJ

OFFERS IN THE REGION OF

£310,000

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WILKINS VARDY

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WELL APPOINTED DETACHED FAMILY HOME - FOUR DOUBLE BEDS - TWO BATHROOMS - LOW MAINTENANCE REAR GARDEN

Built in 2017 and benefitting from the remaining term of a 10 Year New Build Guarantee is this delightful detached house which offers a perfect blend of modern living and comfort. The property which boasts 1239 sq.ft. of well designed space, comprises a good sized bay fronted living room and a modern fitted dining kitchen with utility room and cloaks/WC off. There are four good sized double bedrooms, ensuring ample space for family members or guests, together with two bathrooms, catering to the needs of a busy household. Outside, there is parking for two cars, an integral garage, and an attractive low maintenance rear garden.

The location in Grassmoor offers a peaceful suburban lifestyle while still being within easy reach of Chesterfield's amenities, including shops, schools, and recreational facilities. This home is not just a property; it is a place where memories can be made and cherished.

- Well Appointed Detached Family Home
- Good Sized Bay Fronted Living Room
- Modern Dining Kitchen with French doors
- Utility Room with Cloaks/WC off opening onto the Rear Garden
- Four Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Integral Garage & Off Street Parking
- Enclosed Low Maintenance Rear Garden
- EPC Rating: B

General

Gas central heating (Vaillant Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 115.1 sq.m./1239 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite front entrance door with matching side panel opens into an ...

Entrance Hall

Having a tiled floor and a built-on under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

14'9 x 10'1 (4.50m x 3.07m)
A good sized bay fronted reception room having a feature media wall with space for a TV and sound bar, together with a contemporary 3 sided electric fire.
Laminate flooring.

Dining Kitchen

21'11 x 8'9 (6.68m x 2.67m)
Fitted with a range of cream wall, drawer and base units with plinth and under unit lighting, and having complementary work surfaces and upstands.
Inset 1½ bow single drainer stainless steel sink with pull out hose spray mixer tap.
Integrated appliances to include a dishwasher, electric oven and hob with stainless steel splashback and extractor canopy over.
Space is provided for a fridge/freezer.
Tiled floor, and downlighting to the kitchen area.
uPVC double glazed French doors overlook and open onto the rear patio.
An opening leads through into a ...

Utility Room

5'3 x 4'11 (1.60m x 1.50m)
Having a fitted worktop with matching upstands.
Space and plumbing is provided for a washing machine and there is also space for a tumble dryer.
A door gives access to the rear of the property.
Tiled floor.
A further door opens to a ...

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.
Tiled floor.

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder.

Master Bedroom

12'5 x 10'2 (3.78m x 3.10m)
A good sized front facing double bedroom, having a range of built-in wardrobes. A door gives access to an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Bedroom Two

10'9 x 9'5 (3.28m x 2.87m)
A good sized rear facing double bedroom.

Bedroom Three

A good sized front facing double bedroom, having a range of built-in wardrobes.

Bedroom Four

10'2 x 9'3 (3.10m x 2.82m)
A rear facing double bedroom, currently used as an office.

Family Bathroom

Being part tiled/part waterproof boarding and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
vinyl flooring and downlighting.

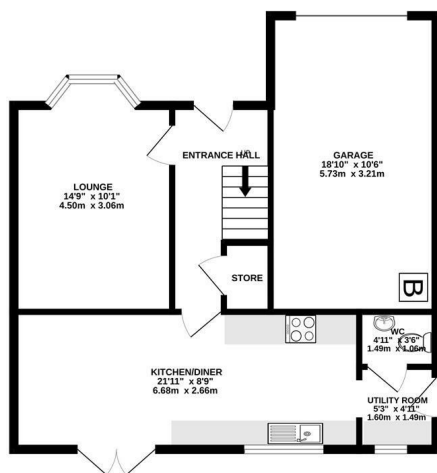
Outside

A block paved driveway provides ample off street parking and leads to the Integral Garage which has light and power. There is also a lawned garden.

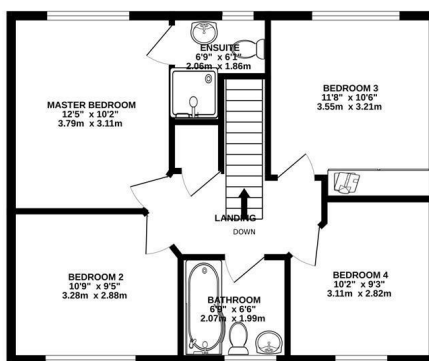
To the rear of the property there is a paved patio and an artificial lawn with planted side borders. There is also a further paved seating area.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

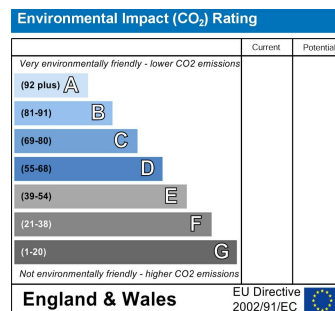
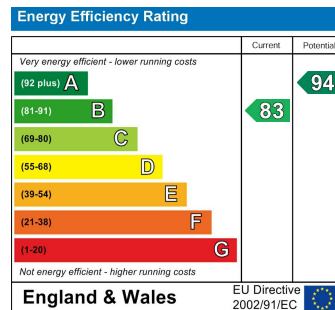


1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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

Relocation
agent
network

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, kitchen appliances, shower units, 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 Tupton Hall 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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