40 Rhodesia Road,
Brampton, S40 3AL

OFFERS IN THE REGION OF

£200,000

WILKINS VARDY

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£200,000

BAY FRONTED SEMI - THREE BEDS - SOUTH WEST FACING REAR GARDEN - BROOKFIELD SCHOOL CATCHMENT - NO CHAIN

Occupying a generous plot and backing onto allotments, is this delightful bay fronted semi detached house offering an impressive 836 sq.ft. of well proportioned accommodation. The property boasts two inviting reception rooms, the dining room having French doors opening onto the south west facing 'cottage style' garden, and an opening leading through into the kitchen which has integrated cooking appliances.

The home features three comfortable bedrooms, providing ample space for families or those seeking a home office. The bathroom is thoughtfully designed, catering to the needs of modern living.

With its appealing layout and practical amenities, this property is well suited for those looking to settle in a friendly neighbourhood. The location offers easy access to local shops, schools, and parks, making it an excellent choice for families and professionals alike.

- BAY FRONTED SEMI DETACHED HOUSE ON GENEROUS PLOT
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- FAMILY BATHROOM
- BROOKFIELD SCHOOL CATCHMENT
- EPC RATING: TBC
- TWO GOOD SIZED RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- SOUTH WEST FACING 'COTTAGE STYLE' REAR GARDEN
- POPULAR AND CONVENIENT LOCATION

General
Gas central heating (Glow Worm Boiler)
Sealed unit double glazed windows and doors
Gross internal floor area - 77.7 s.qm./836 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School; Catchment Area - Brookfield Community School

On the Ground Floor
A composite front entrance door opens into an ...

Entrance Hall
With staircase rising to the First Floor accommodation.
A door gives access to the cellar head where there are steps leading down into the cellar.

Living Room
13'11 x 10'10 (4.24m x 3.30m)
A good sized bay fronted reception room, having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Dining Room
13'11 x 11'11 (4.24m x 3.63m)
A good sized reception room, spanning the full width of the property and fitted with laminate flooring.
uPVC double glazed French doors overlook and open onto the rear of the property.
An opening leads through into the ...

Kitchen
8'0 x 7'7 (2.44m x 2.31m)
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.

On the First Floor

Landing
With loft access hatch, having a pull down ladder to a part boarded roof space.

Bedroom One
13'9 x 11'5 (4.19m x 3.48m)
A good sized front facing double bedroom, spanning the full width of the property.

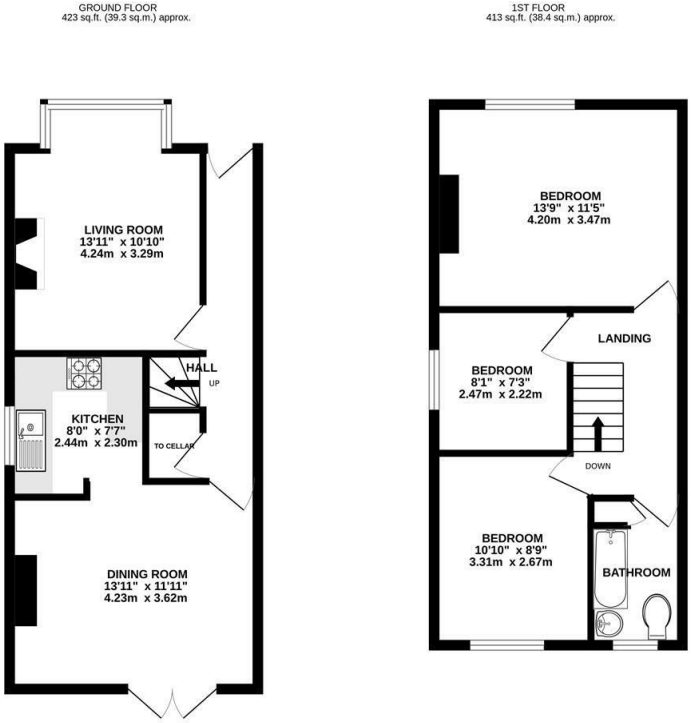
Bedroom Two
10'10 x 8'9 (3.30m x 2.67m)
A rear facing double bedroom.

Bedroom Three
8'1 x 7'3 (2.46m x 2.21m)
A good sized single bedroom with gable end window.

Family Bathroom
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler and the hot water cylinder.
Chrome heated towel rail.
Vinyl flooring.

Outside
To the front of the property there is a walled forecourt garden with hedging. On street parking is available in the area.

A path gives access down the side of the property, to a gate which opens to the enclosed south west facing rear garden, which comprises of a paved patio with steps down to a 'cottage style' garden having decorative gravel beds, well stocked mature planted borders, vegetable beds and climbing plants. At the top of the garden there is a private paved seating area and a corner summerhouse/shed which backs onto allotment gardens.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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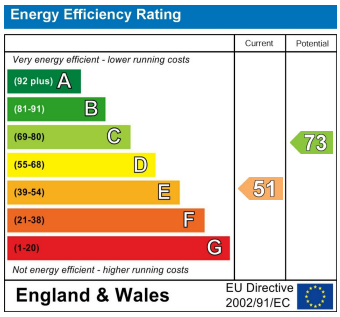

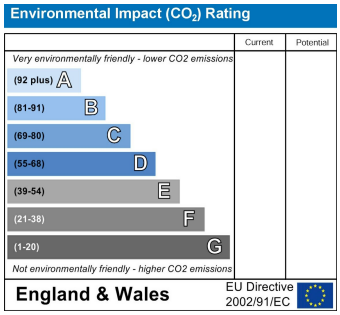

VIEWINGS

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, gas fire, 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 Brookfield Community 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