



56 Brooke Drive,  
Brimington, S43 1PG

OFFERS IN THE REGION OF

£250,000

W  
WILKINS VARDY

£250,000

DELIGHTFUL SEMI BACKING ONTO OPEN FARMLAND - TWO DOUBLE BEDS - NO CHAIN

Backing onto open farmland and offered for sale with no chain, is this delightful semi detached house on Brooke Drive . Spanning an inviting 834 square feet, the property boasts an open plan lounge/diner/kitchen with bi-fold doors opening onto the attractive, low maintenance rear garden. The property also benefits from two good sized double bedrooms, one with fitted furniture and a family bathroom. A detached single garage/utility and driveway parking are provided.

The property sits in a popular location, well placed for accessing the amenities in Brimington and Calow, and readily accessible for transport links towards the Town Centre and the M1 Motorway.

- DELIGHTFUL SEMI DETACHED HOUSE
- OPEN PLAN
- WITH OPEN OUTLOOK TO REAR
- LOUNGE/DINER/KITCHEN WITH BI-FOLD DOORS
- TWO GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- GARAGE/UTILITY & DRIVEWAY PARKING
- NO CHAIN
- EPC RATING: D

#### General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 77.5 sq.m./834 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

#### On the Ground Floor

A front entrance door with double glazed side panels opens into a ...

#### Entrance Hall

Having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

#### Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap and electric shower over, wash hand basin and a low flush WC.

#### Open Plan Lounge/Diner/Kitchen

##### Lounge/Diner

22'7 x 10'2 (6.88m x 3.10m)  
A spacious dual aspect reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.  
Roof light and downlighting.  
Under floor heating.  
Bi-fold doors overlook and open onto the rear of the property.  
Access from here into the ...

##### Kitchen

10'6 x 8'3 (3.20m x 2.51m)  
Being part tiled and fitted with a range of light oak wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.  
Inset 1½ bowl sink with mixer tap.  
Integrated appliances to include a dishwasher and a fridge.  
Space is provided for a range cooker with stainless steel splashback and extractor hood over.  
A door from here gives access into the attached garage/utility.  
Downlighting.

#### On the First Floor

##### Landing

#### Bedroom One

16'1 x 11'9 (4.90m x 3.58m)  
A generous rear facing double bedroom having fitted wardrobes.  
A door gives access to a built-in storage cupboard.

#### Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)  
A front facing double bedroom having a range of fitted furniture to include wardrobes, overbed storage units and bedside cabinet with display shelving above.  
A door gives access to a useful built-in store cupboard.

#### Outside

To the front of the property there is a lawned garden with a bed of mature plants and shrubs.

A block paved driveway provides ample off street parking and leads to an Attached Single Garage/Utility having double doors to the front and a uPVC double glazed rear personnel door.

A small door to the side of the property gives access to an integral store.

The attractive low maintenance enclosed rear garden comprises of a paved patio with a step down to an artificial lawn with side borders and a garden pond. A paved path leads down to a further grassed area and a greenhouse. External lighting is provided.

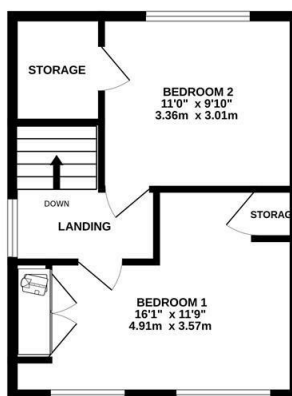
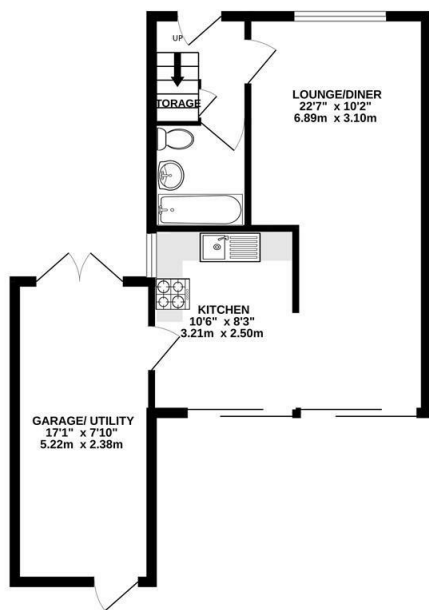
#### Additional Information

This property was formerly a three bedroomed house which has been converted to two bedrooms by the current owner. The property could be re-instated back to three bedrooms at a modest cost and subject to obtaining the necessary permissions.



GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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.  
Made with Metropix i2025

| 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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## 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.

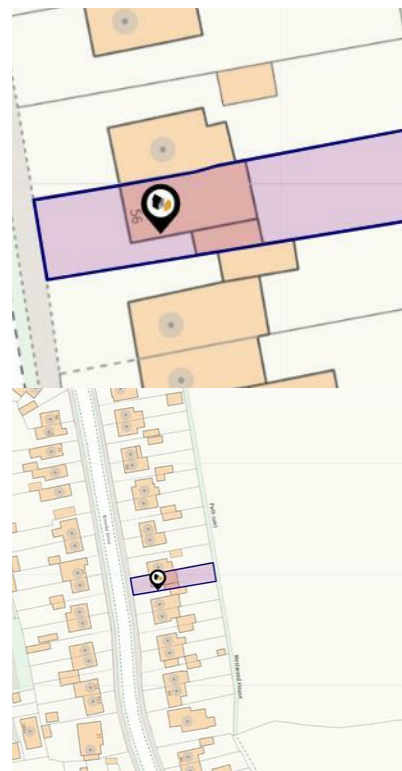
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell 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.



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