



11 Wilden Croft,
Brimington, S43 1GT

OFFERS IN THE REGION OF

£220,950

W
WILKINS VARDY

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GENEROUS FOUR BED FAMILY HOME WITH SINGLE GARAGE OVERLOOKING CANAL SIDE WITH NO CHAIN

Enjoying a delightful outlook to the front down towards Chesterfield Canal, this well proportioned four double bedroomed , two 'bathroomed' end terraced house offers an impressive 1182 sq.ft. of accommodation over three storeys, which also includes a modern kitchen, ground floor WC and generous lounge/diner with French doors opening onto a landscaped enclosed low maintenance rear garden. The property also enjoys a garage and off street parking to the rear, making it a great home for a family or young professional couple needing space to work from home.

Wilden Croft is a popular residential area, situated closed to the various amenities in Brimington Village and ideally positioned for commuters needing access into Dronfield, Sheffield and Chesterfield.

- Superb Family Home in Cul-de-Sac Position
- Modern Fitted Kitchen
- En Suite Shower Room & Family Bathroom
- Single Garage & Car Standing Space
- NO UPWARD CHAIN
- Generous Lounge/Diner
- Four Generous Double Bedrooms
- Enclosed Low Maintenance Rear Garden
- View to the front towards the canal and woodland
- EPC Rating: C

General

Gas central heating (Ideal Icos Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 109.8 sq.m./1182 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

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

Cloaks/WC

Fitted with a 2-piee suite comprising a pedestal wash hand basin and a low flush WC.
Tiled floor.

Kitchen

11'11 x 7'8 (3.63m x 2.34m)
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with under unit and LED plinth lighting, and complementary solid wood work surfaces and upstands, including a breakfast bar.
Inset stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, microwave oven/grill, electric oven and 4-ring induction hob with glass splashback and angled extractor hood over.
Space and plumbing is provided for a washing machine.
Tiled floor and downlighting.

Lounge/Diner

15'4 x 14'6 (4.67m x 4.42m)
A generous reception room, spanning the full width of the property and having a tiled floor and downlighting.
Built-in under stair store cupboard.
uPVC double glazed French doors overlook and open onto the rear patio.

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder. A staircase rises to the Second Floor accommodation.

Master Bedroom

14'7 x 12'2 (4.45m x 3.71m)
A generous double bedroom, fitted with laminate flooring and having a range of fitted wardrobes, and two windows overlooking the front of the property.
A door gives access into the ...

En Suite Shower Room

Being fully tiled and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

Bedroom Two

14'6 x 8'10 (4.42m x 2.69m)
A generous double bedroom having to sets of uPVC double glazed French doors with Juliet balconies overlooking the rear of the property.

On the Second Floor

Landing

Having a built-in storage cupboard.

Bedroom Three

14'7 x 10'10 (4.45m x 3.30m)
A generous double bedroom having two windows overlooking the rear of the property.

Bedroom Four

14'7 x 8'10 (4.45m x 2.69m)
A generous double bedroom having two windows overlooking the front of the property.

Family Bathroom

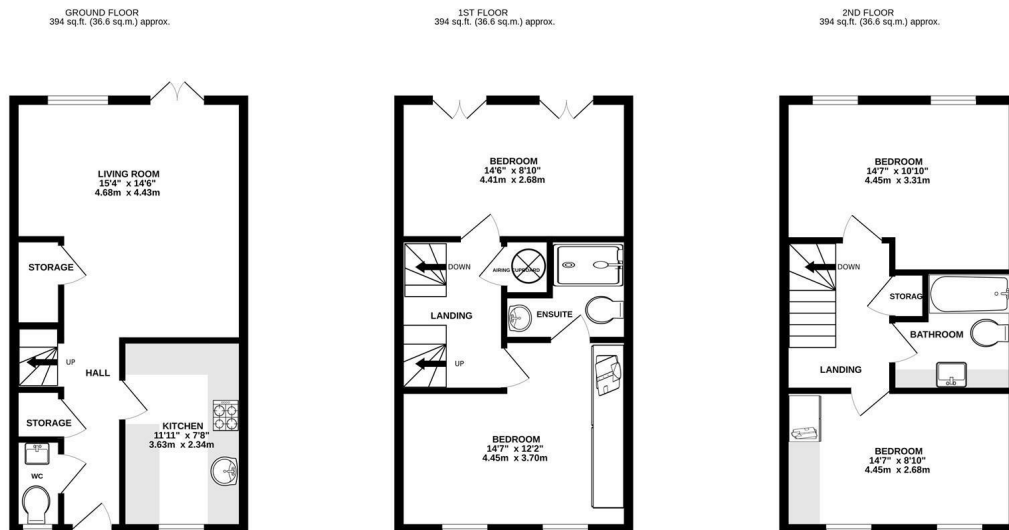
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, semi recessed wash hand basin with storage below and a low flush WC.
Tiled floor and downlighting.

Outside

To the front of the property there is a paved seating area and some mature shrubs, the front of the property having views towards the canal.

To the rear of the property there is an enclosed garden comprising a paved patio with steps up to a further patio. A gate at the top of the garden gives access to the car standing space and single garage which is accessed off Windmill Way.





TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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		88
(81-91) B	78	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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, 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 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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