



4 Manor Avenue,
Brimington, S43 1NQ

£280,000

W
WILKINS VARDY

£280,000

DELIGHTFUL THREE BED SEMI - TWO RECEPTION ROOMS - CONSERVATORY - GENEROUS SOUTH FACING PLOT

An attractive semi detached home offering just over 1400 sq. ft. of well appointed and versatile accommodation. The property features two generous reception rooms, a delightful conservatory, and a triple aspect fitted kitchen filled with natural light. There are three well proportioned bedrooms,, one of which is located on the second floor, together with a versatile office/dressing room. The accommodation is further complemented by a family bathroom and a separate WC.

Outside, the property benefits from off street parking and an attractive, mature, enclosed south facing rear garden, providing an ideal space for relaxing and entertaining.

Occupying a pleasant cul-de-sac position in a popular and convenient location, the property is within easy reach of the local amenities available in Brimington Village, and is readily accessible for transport links towards Chesterfield, Sheffield and the M1 Motorway.

- ATTRACTIVE SEMI DETACHED FAMILY HOME IN CUL-DE-SAC POSITION
- TWO GOOD SIZED RECEPTION ROOMS

- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- TRIPLE ASPECT FITTED KITCHEN

- THREE GOOD SIZED BEDROOMS, ONE LOCATED ON THE SECOND FLOOR
- VERSATILE OFFICE/DRESSING ROOM

- BATHROOM & SEPARATE WC
- OFF STREET PARKING & ATTRACTIVE ENCLOSED SOUTH FACING REAR GARDEN

- POPULAR & CONVENIENT LOCATION
- EPC RATING: C

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 130.2 sq.m./1401 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

A good sized hallway fitted with original wood flooring and having a built-in under stair store cupboard. A staircase with glass balustrade rises up to the First Floor accommodation.

Dining Room

12'6 x 12'6 (3.81m x 3.81m)
A good sized reception room, fitted with laminate flooring and having a bow window overlooking the front of the property.
Double doors give access into the ...

Living Room

12'6 x 12'2 (3.81m x 3.71m)
A good sized rear facing reception room having a feature fireplace with inset coal effect electric fire.
Fitted shelving to one of the alcoves.
uPVC double glazed sliding patio doors give access into the ...

Brick/uPVC Double Glazed Conservatory

11'4 x 9'4 (3.45m x 2.84m)
A lovely conservatory fitted with laminate flooring. uPVC double glazed doors overlook and open to the rear garden.

Kitchen

18'3 x 7'5 (5.56m x 2.26m)
A triple aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Belfast sink with mixer tap.
Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a fridge/freezer and a freestanding cooker having a fitted extractor hood over.
Laminate flooring.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

A door gives access to a staircase with glass balustrade which rises to Bedroom Three.

Bedroom One

12'6 x 12'2 (3.81m x 3.71m)
A good sized rear facing double bedroom having two fitted double wardrobes with overhead storage and a central vanity area with drawer unit.

Dressing Room/Office

7'9 x 7'6 (2.36m x 2.29m)
A front facing room having a door giving access into ...

Bedroom Two

12'6 x 11'2 (3.81m x 3.40m)
A front facing double bedroom having a built-in double wardrobe with mirror doors.

Bathroom

7'5 x 5'7 (2.26m x 1.70m)
Being part tiled and fitted with a 2-piece suite comprising a panelled bath with bath/shower mixer tap, glass shower screen and electric shower over, and a pedestal hand wash basin.
Laminate flooring.

Separate WC

Being part tiled, fitted with laminate flooring and having a low flush WC.

On the Second Floor

Bedroom Three

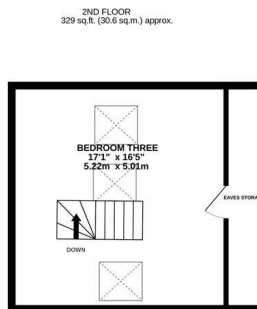
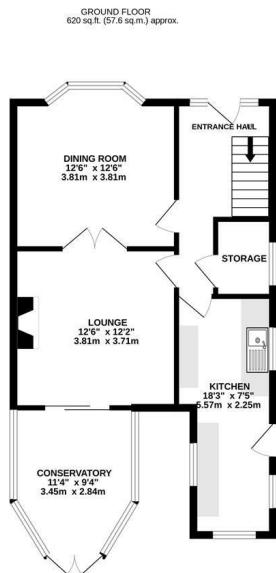
17'1 x 16'5 (5.21m x 5.00m)
A good sized room fitted with wood flooring and having three skylight windows.
Access panel to eaves storage.

Outside

A concrete driveway to the front of the property provides car standing space, and there is a pebbled area which could be used as an additional parking space.

Double gates to the side of the property give access to the attractive enclosed south facing rear garden which comprises a paved patio and lawn with well stocked borders of mature plants, shrubs and trees. There is also an additional paved seating area and a hardstanding area for a garden shed and a potting shed.





TOTAL FLOOR AREA : 1401 sq ft. (130.2 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		
(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 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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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, 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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