



21 Gregory Close,  
Brimington, S43 1RD

OFFERS IN THE REGION OF

£185,000

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WILKINS VARDY

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# £185,000

STUNNING 2 BED HOME - HIGH SPECIFICATION INTERIOR - LANDSCAPED SOUTH FACING PLOT

As you step inside this superb 2 bed property, you'll be greeted by a cosy reception room perfect for relaxing or entertaining guests. The real gem of this property is the stunning integrated kitchen, with 3 in 1 instant boiler tap, a range of integrated appliances and breakfast bar. The 4-piece family bathroom also adds a touch of luxury to everyday living. Both bedrooms are generously sized, with the master bedroom boasting full-height wardrobes providing ample storage space. The property also features a fully landscaped low maintenance plot, perfect for enjoying the outdoors without the hassle of extensive upkeep.

This home provides plenty of well ordered and comfortable living space. With parking available for 2 vehicles, you'll never have to worry about finding a spot after a long day or need to search for car charging as there is an EV charger included.

Located just a stone's throw away from Brimington Junior School and close to Brimington village, this property is ideal for families looking for a peaceful yet well connected place to call home.

- Immaculately Presented End Terrace House in Cul-de-Sac Positon
- Good Sized Living Room with Panoramic Media Wall with Gas Fire
- Modern Breakfast Kitchen with Integrated Appliances
- Two Good Sized Bedrooms, The Master Having Fitted Wardrobes
- Contemporary 4-Piece Bathroom
- Ample Off Street Parking With EV Charging Point
- Attractive Low Maintenance Landscaped Gardens, the rear being South Facing
- EPC Rating: C

## General

Gas central heating (Baxi 800 Series Combi Boiler)

uPVC sealed unit double glazed windows and composite doors

Oak internal doors throughout

Ring security system

Gross internal floor area - 55.4 sq.m./596 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 Porch

Having an oak internal door opening into the ...

## Living Room

13'10 x 12'0 (4.22m x 3.66m)

A good sized front facing reception room having a feature panoramic media wall remote controlled gas fire.

Day/night blinds are included in the sale.

BT fibre connection and wiring for Sky dish are provided.

An open balustrade staircase rises to the First Floor accommodation.

## Breakfast Kitchen

12'0 x 10'11 (3.66m x 3.33m)

Fitted with a modern range of wall, drawer and base units with under unit lighting and complementary Corian work surfaces and upstands, including a breakfast bar.

Inset 1½ bowl sink with Grohe 3-in-1 instant boiling water tap.

Integrated appliances to include a dishwasher, washing machine, Neff microwave/combi oven, slide and hide oven, and 4-ring induction hob with Corian splashback and extractor over.

Space is provided for an American style fridge/freezer.

Vinyl flooring - (Under floor heating is provided but is currently offline due to current floor covering)

An oak internal door gives access to a useful built-in storage cupboard.

A composite door gives access onto the rear of the property.

## On the First Floor

### Landing

#### Bedroom One

10'4 x 9'11 (3.15m x 3.02m)

A front facing double bedroom having a range of contemporary fitted wardrobes and storage with sliding doors, together with matching drawer unit and bedside cabinets.

Wiring for Sky dish provided.

Day/night blind and blackout roller blind included in the sale.

## Bedroom Two

11'1 x 5'10 (3.38m x 1.78m)

A good sized rear facing single bedroom, currently being used as a study. This room also houses the extended loft hatch which has drop down folding ladders giving access to a part boarded roof space with lighting.

## Contemporary Bathroom

Being part tiled/part waterproof boarding and fitted with a 4-piece suite comprising a jacuzzi bath, corner shower cubicle with multi head shower unit, counter top wash hand basin with storage drawer below and a Porcelanosa wall hung WC.

Chrome heated towel radiator.

Bathroom cabinet with illuminated mirror.

Vinyl flooring and downlighting.

## Outside

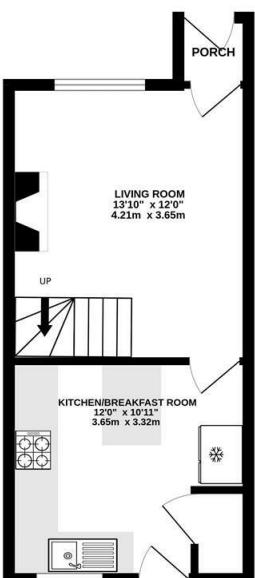
To the front of the property there is an attractive landscaped low maintenance decorative gravel garden interspersed with plants and shrubs, and having its own watering system. There is also a water hose connection and double external electric socket.

A block paved driveway to the side of the property provides ample off street parking and there is also an electric vehicle charging point and a security floodlight.

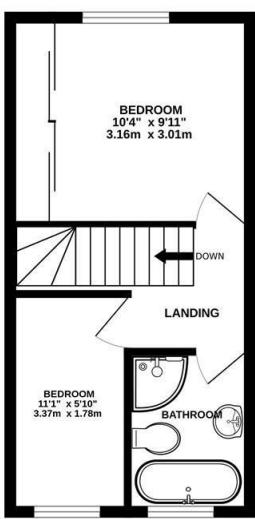
A gate at the top of the drive gives access to the enclosed, landscaped south facing rear garden which comprises of two Indian Stone paved patios, and an artificial lawn with raised borders of plants and shrubs with plant watering system. Garden lighting, water hose connection and a double external electric socket are provided. There is also a garden shed (9'0 x 7'0) which has shelving, electric/USB sockets and lighting.



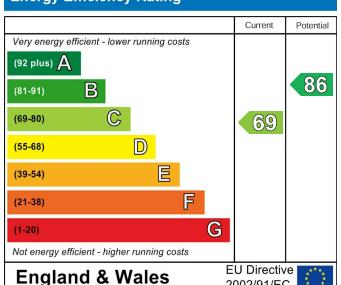
GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



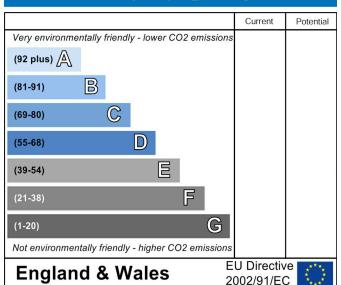
1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any errors or omissions. The property has 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.

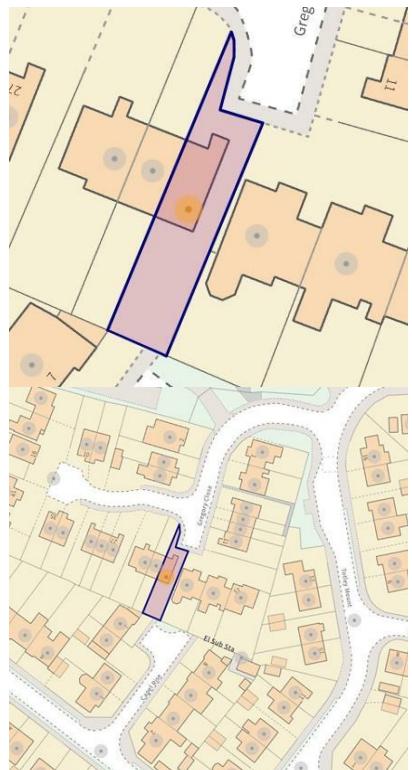
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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