



1 Haddon Close,  
Brampton, S40 3BB

OFFERS IN THE REGION OF

£215,000

W  
WILKINS VARDY

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# £215,000

THREE BED SEMI - TWO RECEPTION ROOMS - POPULAR & CONVENIENT LOCATION - CUL-DE-SAC POSITION

Occupying a cul-de-sac position is this substantial three bedroomed semi detached house which offers 953 sq.ft. of well ordered and neutrally presented accommodation. The property features two good sized reception rooms, a fitted kitchen with adjoining porch/utility, and a convenient ground floor WC. Upstairs, there are three bedrooms, two having fitted storage, all served by a family bathroom. Outside, the home benefits from lawned gardens and driveway parking, making it a practical and appealing choice for families and professionals alike.

Ideally situated in a popular location, just a short distance from Somersall Park and the local shops, bars and restaurants offered on Chatsworth Road. The property is also readily accessible for transport links into the Town Centre and towards the Peak District.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- THREE BEDROOMS, TWO HAVING FITTED STORAGE
- LAWNED GARDENS TO THE FRONT AND REAR
- BROOKFIELD SCHOOL CATCHMENT
- POPULAR & CONVENIENT LOCATION
- KITCHEN WITH WC & REAR PORCH/UTILITY OFF
- FAMILY BATHROOM
- DRIVEWAY PARKING
- EPC RATING: E

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 88.5 sq.m./953 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A side entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

13'11 x 11'0 (4.24m x 3.35m)  
A good sized dual aspect reception room, fitted with oak flooring and having a feature fireplace with log burning stove..

## Dining Room

13'0 x 9'6 (3.96m x 2.90m)  
A second good sized reception room, fitted with oak flooring and having a window overlooking the front of the property.

## Kitchen

12'3 x 7'9 (3.73m x 2.36m)  
Being part tiled and fitted with a range of white gloss wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a dishwasher, and there is also space for a freestanding cooker, fridge/freezer and an under counter fridge.  
Tiled flooring.

## Rear Porch/Utility

Fitted with laminate flooring and having space and plumbing for a washing machine.

A uPVC double glazed door gives access onto the rear of the property, and a further door opens to a ...

## WC

Fitted with a low flush WC.

## On the First Floor

## Landing

## Bedroom One

11'2 x 11'1 (3.40m x 3.38m)  
A good sized front facing double bedroom having wood flooring.  
Built-in airing cupboard.

## Bedroom Two

14'1 x 8'8 (4.29m x 2.64m)  
A good sized front facing double bedroom fitted with wood flooring and having a built-in wardrobe with sliding mirror doors.

## Bedroom Three

9'7 x 6'9 (2.92m x 2.06m)  
A good sized single bedroom having wood flooring and a window to the side elevation.

## Family Bathroom

7'8 x 5'7 (2.34m x 1.70m)  
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.  
Wood flooring.

## Outside

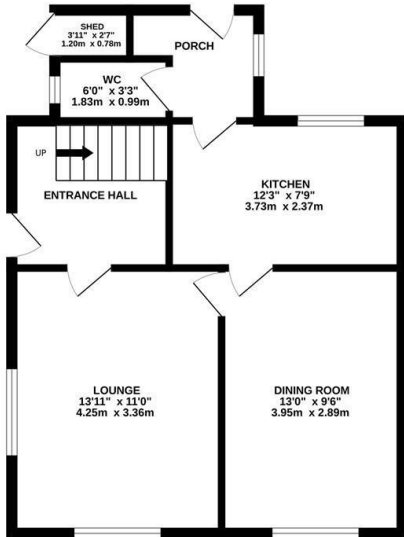
To the front of the property there is a lawned garden, alongside a block paved driveway which provides ample off street parking.

To the side of the property there is an Integral Store (3'11 x 2'7) and paved yard area.

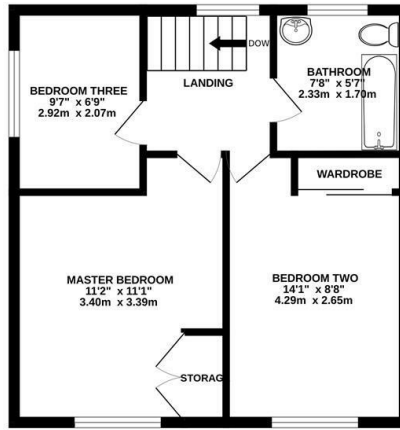
The enclosed east facing rear garden comprises of a lawn with paved path leading down to a garden shed and a summerhouse. There is also a raised koi pond.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>73</b>
		<b>50</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC



**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, , 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.

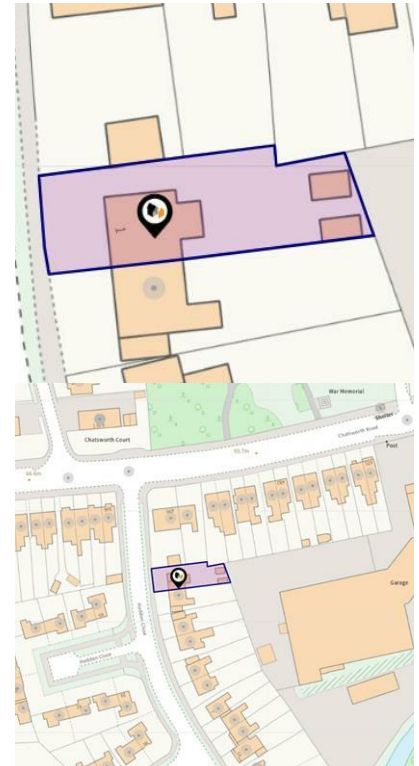
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**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.



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