



250B Old Road,  
Brampton, S40 3QN

OFFERS IN THE REGION OF

£220,000

W  
WILKINS VARDY

# £220,000

CHARACTER TWO BED LINK DETACHED HOUSE - TWO RECEPTION ROOMS PLUS GARDEN ROOM - DETACHED GARAGE - NO UPWARD CHAIN

This delightful link detached house on Old Road, offers an impressive 1047 sq.ft. of neutrally presented accommodation over three floors. The property benefits from two reception rooms and a garden room which overlooks the south facing rear garden. There is also a dual aspect kitchen with integrated cooking appliances, a spacious 4-piece bathroom and two bedrooms. A detached garage to the rear of the property provides off street parking.

Located just a short distance from Somersall Park and the various shops, bars and restaurants on Chatsworth Road, the property is also well placed for transport links towards Chesterfield Town Centre and the Peak District.

- Link Detached House with accommodation over Three Floors
- Dual Aspect Kitchen with Integrated Cooking Appliances
- Spacious 4-Piece Family Bathroom
- Enclosed South Facing Rear Garden
- Popular & Convenient Location
- Two Reception Rooms plus Garden Room
- Two Bedrooms
- Detached Single Garage
- NO UPWARD CHAIN
- EPC Rating: TBC

## General

Gas central heating (Baxi Boiler)

uPVC sealed unit double glazed windows

Gross internal floor area - 97.3 sq.m./1047 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A wooden framed single glazed front entrance door opens into an ...

## Entrance Hall

Having a door which opens to a storage area.

## Living Room

13'7 x 10'4 (4.14m x 3.15m)

A good sized front facing reception room having a feature exposed brick fireplace with a multi-fuel stove sat on a tiled hearth.

A staircase with built-in under stair store rises to the First Floor accommodation.

Two openings lead through into the ...

## Dining Room

13'7 x 10'9 (4.14m x 3.28m)

A good sized dual aspect reception room.

## Kitchen

14'8 x 7'5 (4.47m x 2.26m)

A dual aspect room, being part tiled and fitted with a range of grey wall, drawer and base units with complementary solid wood work surfaces over. Belfast sink with mixer tap.

Integrated appliances to include an electric double oven and 4-ring gas hob with extractor hood over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.

Tiled floor and downlighting.

An opening leads through into the ...

## Garden Room

8'11 x 8'6 (2.72m x 2.59m)

Fitted with solid wood flooring and having uPVC double glazed French doors which overlook and open onto the rear garden.

A further door opens to a built-in storage cupboard.

## On the First Floor

### Landing

Having a door which opens to a staircase which rises to the Attic Room.

## Bedroom One

13'5 x 10'4 (4.09m x 3.15m)

A good sized front facing double bedroom, spanning the full width of the property.

## Bathroom

A good sized room, being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Heated towel rail.

Built-in airing cupboard housing the gas boiler and the hot water cylinder. Tiled floor and downlighting.

## On the Second Floor

### Attic Bedroom

13'7 x 12'5 (4.14m x 3.78m)

Having wood flooring, gable end window and two eaves access panels.

## Outside

On street parking is available in the area.

A right of access across the driveway gives access to a Detached Single Garage.

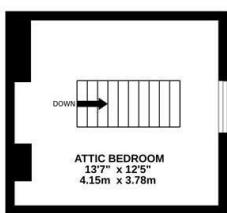
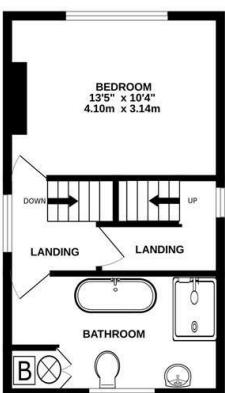
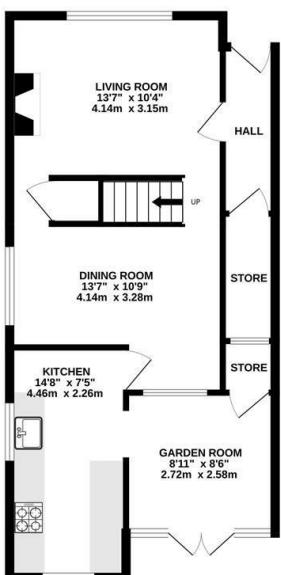
A gate to the side of the property opens to the enclosed rear garden where there is a concrete seating area. Steps from here lead down to a lawn with mature borders of plants, shrubs and bushes.



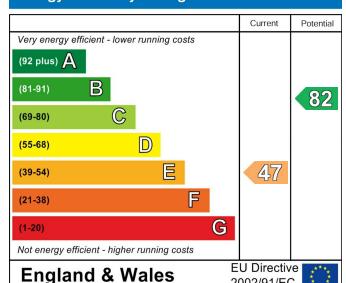
GROUND FLOOR  
565 sq ft. (52.5 sq.m.) approx.

1ST FLOOR  
321 sq ft. (29.9 sq.m.) approx.

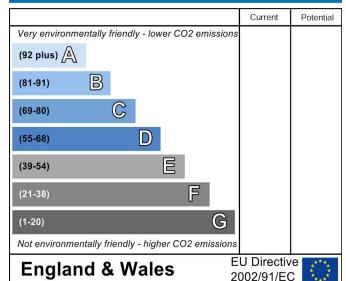
2ND FLOOR  
161 sq ft. (15.0 sq.m.) approx.



#### Energy Efficiency Rating



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



TOTAL FLOOR AREA: 1017 sq ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of doors, windows 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 condition can therefore 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, multi-fuel stove, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

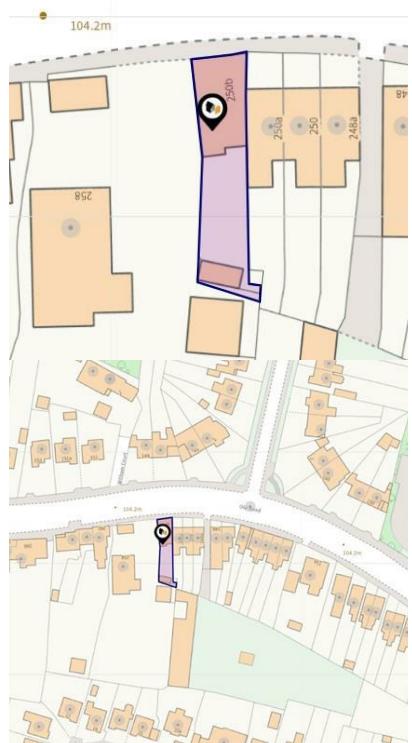
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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

wilkins-vardy.co.uk