'Wendover', 530 Chatsworth Road,
Brampton, S40 3BA

£750,000

WILKINS VARDY

£750,000

IMPRESSIVE DETACHED FAMILY HOME ON 0.16 ACRE PLOT - FIVE DOUBLE BEDROOMS - THREE BATHROOMS - DOUBLE GARAGE & DETACHED STUDIO/LAUNDRY ROOM

This impressive and characterful bay fronted detached family home sits on a generous plot within Chatsworth Road Conservation Area and offers a perfect blend of space, comfort, and modern living over three floors. The home boasts three well appointed reception rooms, providing ample space for relaxation and entertainment, together with a good sized open plan dining kitchen. With five double bedrooms and three bathrooms, there is plenty of space for everyone. Parking is never a concern here, as the property offers a detached double garage and car standing for two vehicles. An attractive enclosed south facing rear garden with detached studio/shower room/laundry room completes the property.

Situated in a desirable area, this home is close to local amenities, schools, and parks, providing a wonderful community atmosphere. If you are looking for a spacious and versatile family home in Chesterfield, this property on Chatsworth Road is not to be missed. Come and experience the charm and comfort it has to offer.

- CHARACTERFUL BAY FRONTED DETACHED FAMILY HOME ON 0.16 ACRE PLOT
- WITHIN CHATSWORTH ROAD CONSERVATION AREA
- THREE RECEPTION ROOMS
- GOOD SIZED OPEN PLAN DINING KITCHEN
- FIVE DOUBLE BEDROOMS
- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE
- TWO FURTHER BATHROOMS
- MATURE SOUTH FACING REAR GARDEN WITH STUDIO/SHOWER ROOM/LAUNDRY ROOM
- DETACHED DOUBLE GARAGE
- EPC RATING: TBC

General
Gas central heating (Logic Heat 24 Boiler)
Timber framed single glazed and sealed unit double glazed windows and doors
Solar panels
Gross internal floor area - 220.0 sq.m./2368 sq.ft. (including Office & Laundry Room)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A hardwood door with obscure glazed and etched panels opens into a ...

Entrance Hall
With original tiled floor and a built-in under stair storage cupboard. An open balustrade staircase rises to the First Floor accommodation.

Living Room
16'2 x 12'8 (4.93m x 3.86m)
A good sized bay fronted reception room having a feature fireplace with painted wood surround and an inset living flame coal effect gas fire sat on a tiled hearth.

Open Plan Dining Kitchen
26'3 x 13'11 (8.00m x 4.24m)

Dining Area
A good sized dual aspect dining area with bay window overlooking the front of the property, and having hardwood flooring.

Kitchen
Being part tiled and fitted with a range of cream wall, drawer and base units with under unit lighting and complementary granite work surfaces and upstands.
Inset sink with pull out hose spray mixer tap.
Integrated dishwasher.
The range cooker is included in the sale.
Doors give access to a built-in store cupboard and to a useful walk-in pantry which is fitted with a granite effect worktop.
Tiled floor.

Rear Entrance Porch
With a door opening to the rear garden.

Snug/Study
11'3 x 9'10 (3.43m x 3.00m)
A lovely room having wood flooring and an original open grate fireplace with tiled hearth.
Fitted shelving to the alcoves.
An opening leads through into the ...

Sun/Garden Room
12'8 x 9'1 (3.86m x 2.77m)
Being dual aspect, having a tiled floor and two sets of bi-fold doors overlooking and opening onto the rear garden.

On the First Floor

Landing
Fitted with wooden flooring and having a built-in cupboard housing the hot water cylinder. A staircase rises to the Second Floor accommodation.

Master Bedroom Suite

Bedroom
13'11 x 13'2 (4.24m x 4.01m)
A spacious dual aspect double bedroom with feature ornamental fireplace. An opening leads through into a ...

Dressing Room
10'11 x 4'7 (3.33m x 1.40m)
Having a door opening into an ...

En Suite Shower Room
Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, circular wash hand basin sat on a glass counter top, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Bedroom Two
13'3 x 12'10 (4.04m x 3.91m)
A good sized front facing double bedroom having wood flooring, feature ornamental fireplace and built-in wardrobes with overhead storage.

Bedroom Three
11'3 x 9'10 (3.43m x 3.00m)
A rear facing double bedroom having wood flooring and built-in storage.

Family Bathroom
10'1 x 5'9 (3.07m x 1.75m)
Being fully tiled and fitted with a stylish 4-piece suite comprising of a freestanding claw foot path with bath/shower mixer tap, walk-in shower enclosure with mixer shower, wash hand basin with vanity unit below, and a concealed cistern WC.
Chrome flat panel towel radiator.
Tiled floor.

On the Second Floor

Bedroom Four
21'5 x 10'3 (6.53m x 3.12m)
A good sized double bedroom with fitted storage and having a dormer window overlooking the rear of the property.
Access panel to eaves storage.

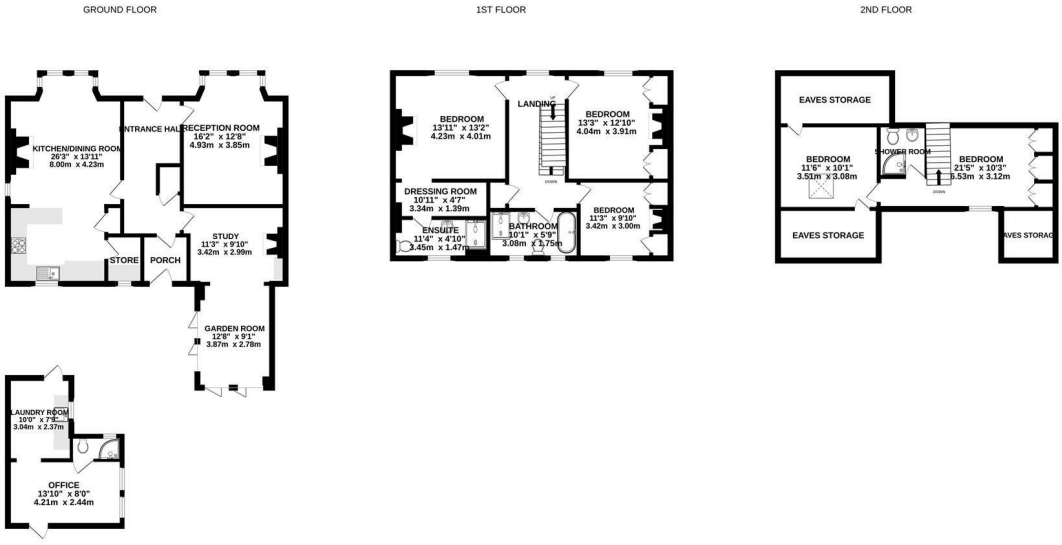
Shower Room
Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Tiled floor.

Bedroom Five
11'6 x 10'1 (3.51m x 3.07m)
A double bedroom with timber framed double glazed Velux window and also having downlighting.
Access panels to eaves storage.

Outside
To the front of the property there is a walled and gated low maintenance garden filled with plants and shrubs, with a central paved path leading up to the front entrance door. A further path to the side of the property gives access to the rear.

To the rear of the property there is an attractive enclosed south facing garden which comprises of a decorative pebbled and paved seating area. There is a Brick Built Studio which offers a versatile office space (13'6 x 8'0) being dual aspect and fitted with laminate flooring and having downlighting. A door from here gives access to a fully tiled shower room, having a shower cubicle with mixer shower, low flush WC and towel rail. A further door gives access onto a raised deck seating area, and an opening leads through into a Laundry Room (10'0 x 7'4) which is fitted with laminate flooring and has a range of base units with wood effect work surfaces over, and a Belfast sink with mixer tap. The washing machine is included in the sale, and there is space for a tumble dryer. A door from here gives access out onto the garden.

Beyond the studio there is a paved patio and a good sized lawn with well stocked borders of plants, shrubs and trees. At the top of the garden, steps lead up to a further paved patio area with pergola and also gives access to the Detached Brick Built Double Garage which is accessed off Wash House Lane.



TOTAL FLOOR AREA : 2368sq.ft. (220.0 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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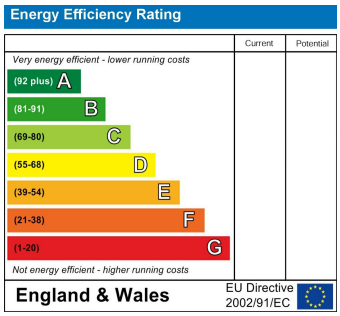

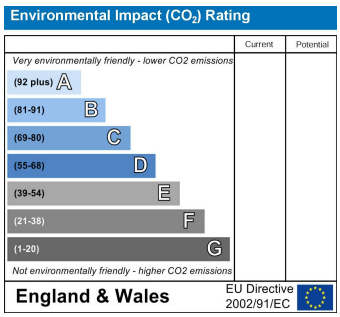

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VIEWINGS

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 units, 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.

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

wilkins-vardy.co.uk