1 Northmoor Close,
Brimington, S43 1NE

OFFERS IN THE REGION OF

£230,000

WILKINS VARDY

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TWO BED DETACHED BUNGALOW - CUL-DE-SAC CORNER PLOT - CONSERVATORY - GARAGE

Offered for sale with no upward chain is this delightful two bedroomed detached bungalow with a well thought out layout spanning 577 sq.ft. The spacious living room provides a warm and welcoming atmosphere. The property also boasts a kitchen with integrated cooking appliances, a well appointed shower room/WC and a lovely conservatory. Outside, there is driveway parking and a detached single garage, with lawned gardens to the front and side, and a low maintenance deck patio area to the rear.

Occupying a cul-de-sac corner plot, the property is well placed for accessing the various amenities in Brimington Village, and readily accessible for routes into Chesterfield and Staveley.

Whether you are looking to downsize, purchase your first home, or simply enjoy the ease of single storey living, this bungalow presents an excellent opportunity. With its charming location and thoughtful design, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

- Detached Bungalow on Cul-de-Sac Corner Plot
- Good Sized Living Room
- Kitchen with Integrated Cooking Appliances
- Two Good Sized Bedrooms
- Brick/uPVC Double Glazed Conservatory
- Shower Room/WC
- Detached Garage & Car Standing Space
- Enclosed Low Maintenance Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General
Gas central heating (Worcester Greenstar Junior Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 53.6 sq.m./577 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed side entrance door opens into a ...

'L' Shaped Entrance Hall
Having a built-in storage cupboard, and a further cupboard housing the gas boiler.

Kitchen
9'2 x 6'7 (2.79m x 2.01m)
Being part tiled and fitted with a range of cream hi-gloss wall and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric eye level oven and 4-ring hob with concealed extractor over.
Space and plumbing is provided for a slimline dishwasher, and there is also space for an under counter fridge or freezer.
Vinyl flooring.

Living Room
14'6 x 10'4 (4.42m x 3.15m)
A good sized reception room having a box bay window overlooking the front of the property.
This room also has a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Bedroom One
12'2 x 8'5 (3.71m x 2.57m)
A good sized double bedroom having two built-in double wardrobes.
uPVC double glazed French doors open into the ...

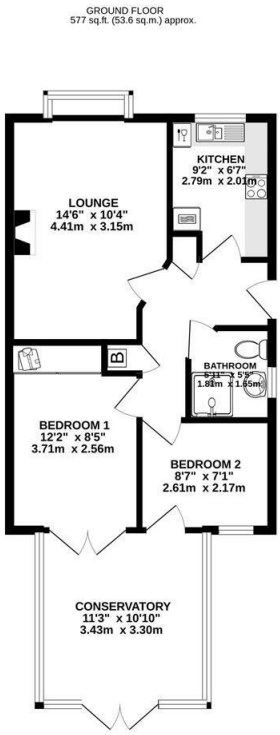
Brick/uPVC Double Glazed Conservatory
11'3 x 10'10 (3.43m x 3.30m)
A lovely conservatory fitted with vinyl flooring. uPVC double glazed French doors overlook and open onto the rear garden. A further uPVC double glazed door gives access into ...

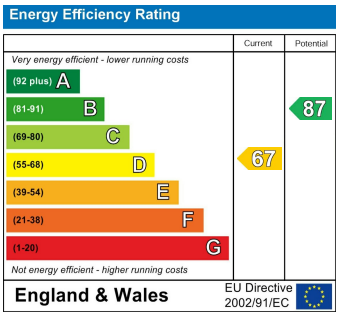
Bedroom Two
8'7 x 7'1 (2.62m x 2.16m)
A rear facing single bedroom fitted with vinyl flooring. This room can also be accessed from the entrance hall.

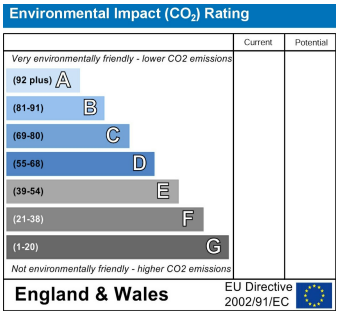
Shower Room
Being part tiled/part waterproof boarding and having a 3-piece suite comprising of a walk-in shower enclosure with an electric shower, semi recessed wash hand basin with storage below and to the side, and a concealed cistern WC.
Vinyl flooring.

Outside
To the front of the property there is a concrete driveway providing off street parking, the driveway continuing down the side of the property (restricted access) to a Detached Single Garage which has light and power. The front and side garden is laid to lawn and has some mature shrubs and a tree.

The enclosed east facing rear garden comprises of a deck seating/patio area and a decorative gravel bed.







TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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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.

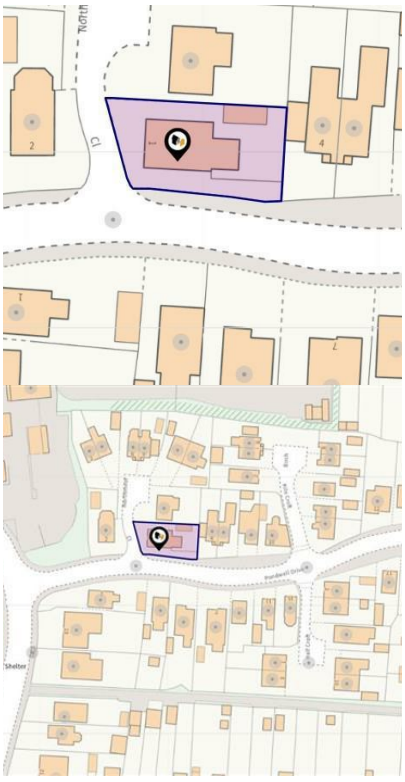
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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**

wilkins-vardy.co.uk