



18 Beechdale Close,
Brockwell, S40 4EQ

OFFERS IN THE REGION OF

£375,000

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WILKINS VARDY

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£375,000

PRICE REDUCED WITH MOTIVATED SELLER - FANTASTIC 5 BED FAMILY HOME - GREAT POTENTIAL - GOOD SIZED CORNER PLOT - SECLUDED CUL-DE-SAC POSITION - AN OPPORTUNITY TO CREATE YOUR IDEAL FAMILY HOME

Pleasantly positioned at the head of this popular cul-de-sac on the outskirts of the town centre, this substantially built detached property offers almost 1800 square feet of space over three storeys, with huge scope to modernise over time and create your dream family home. The property also boasts generous mature gardens and ample off street parking as well as a detached garage.

Sitting prominently at the head of this highly regarded cul-de-sac, the property is conveniently positioned for the various amenities in Newbold and Brockwell and just 1.6 miles from the Town Centre.

- Spacious & Substantial Detached Property Offering Huge Potential
- Two Good Sized Reception Rooms and Kitchen
- Head of Cul-De-Sac Position
- Driveway Providing Ample Car Standing Space
- No Upward Chain - Ready For Occupation
- FOUR Double Bedrooms plus Large Attic Bedroom
- Requiring Some Modernisation Over Time, To Create a Stunning Family Home
- Large Plot with Mature Gardens
- Integral Garage
- EPC Rating: D

General

Gas central heating (Valliant Ecofit Pure Boiler)
uPVC double glazed windows and doors (except the front French doors which are wooden framed single glazed)
Gross internal floor area - 163.4 sq.m./1759 sq.ft.
Council Tax Band - E - Chesterfield Borough Council
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

Entrance Porch

Entrance Hall
With tiled floor.

Cloakroom/W.C
Having a low flush w.c. and wash hand basin.,

Lounge
16'x11'7 (4.88mx3.53m)
A dual aspect room having box bay window section.
Feature fireplace with open fire, tiled hearth and brick surround with wooden display shelving to side.
French doors lead through to the ...

Dining Room
11'7x11'0 (3.53mx3.35m)
Having been extended to the rear where a door gives access out onto the side patio area.
Coving to the ceiling.
Serving hatch.

Kitchen
11'7x11'1 (3.53mx3.38m)
Fitted with a range of wall and base units with work surfaces over.
Tiled splashbacks.
1½ bowl sink with mixer tap.
Integrated double oven and four ring gas hob.
Integrated fridge (not working)
Part tiled walls.
Cupboard housing the Valliant Ecofit Pure Boiler.
Separate useful Pantry cupboard

On the First Floor

Landing
With useful built-in cupboard.

Master Bedroom No. 1
15'11x11'7 (4.85mx3.53m)
A double bedroom.
A dual aspect room with two gable end windows.
Built-in double cupboard.

Bedroom No. 2
11'7x10'11 (3.53mx3.33m)
A rear facing dual aspect double bedroom.
Built-in double wardrobe.

Bedroom No. 3
12'6x9'5 (3.81mx2.87m)
A rear facing dual aspect double bedroom.

Bedroom No. 4
10'9x9'5 (3.28mx2.87m)
A front facing double bedroom.

Bathroom/W.C
Having a cast iron bath with mixer tap and shower attachment, pedestal wash hand basin and low flush w.c.
Part tiled walls.
Built-in airing cupboard housing the hot water tank.

On the Second Floor

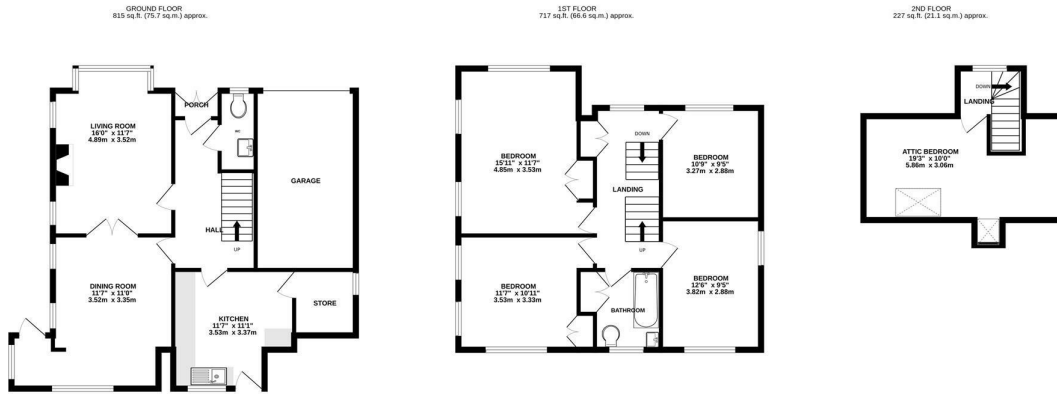
Attic Bedroom
19'3x10' (5.87mx3.05m)
Having two velux windows and several eaves access points to the loft space.

Outside
To the front is a printed concrete driveway providing car standing space and leading to the Garage with roller door.
Front garden with mature shrubs.

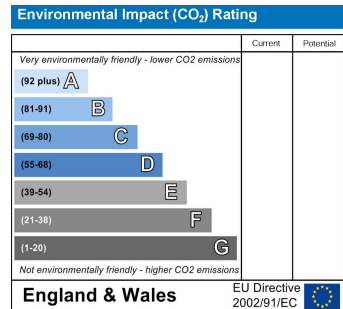
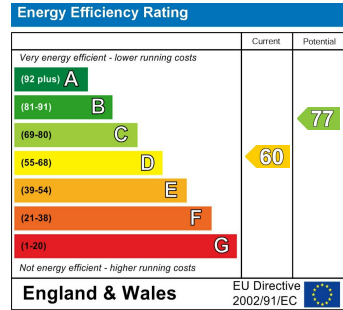
The rear garden can be accessed via both sides of the property

The mature rear garden is laid to lawn with herbaceous borders, trees and rockery area. Side slabbed patio area.





TOTAL FLOOR AREA : 1759 sq.ft. (163.4 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.

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, electric fire, 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.

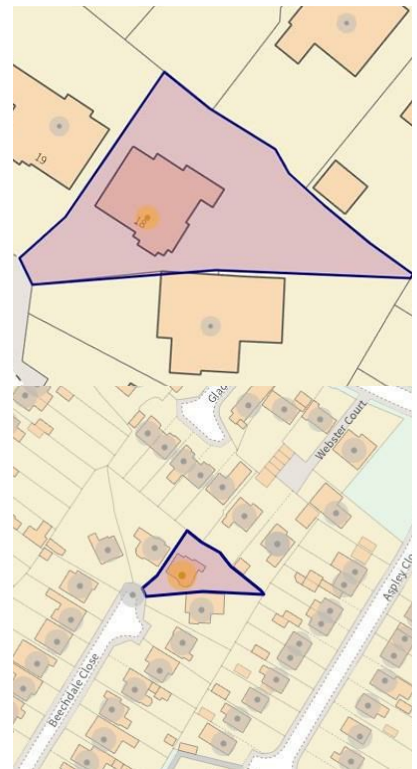
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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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