

wards
estate agents

7 Poppleton Croft

Brimington, Chesterfield, S43 1RF

£399,995

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We are delighted to have the opportunity to present this FABULOUS STONE BUILT DETACHED EXECUTIVE FOUR DOUBLE BEDROOM/TWO BATHROOM FAMILY HOUSE!! Poppleton Croft is a superbly appointed development of just 26, two, three, four and five bedroomed homes located on Manor Road, Brimington, a highly regarded location situated less than two miles to the East of Chesterfield. Convenient for local schools, bus routes, train station, hospital and access to commuter links including M1 J29/29A.

Including a NHBC 10 Year Buildmark Warranty from September 2021 internally the property is completed to a very high specification with 1630 sq ft of family living space which benefits from gas central heating, uPVC double glazing and comprises:- spacious entrance hall, cloakroom/WC, Family Reception Room, Impressive Dining Kitchen with integrated appliances, breakfast bar and French doors to the rear patio & gardens and Utility Room.
To the first floor Principal Double Bedroom with Dressing Room and En Suite Shower Room, three further double bedrooms and Exquisite Family Bathroom with 4 piece suite.

Front tarmacadam driveway which provides ample car standing for several vehicles. Lawn area and decorative front boundary railing. Side Laurel hedge border. INTEGRAL GARAGE with quality roller door. Good sized rear enclosed gardens with substantial fenced boundaries. Large lawn area with patio. Low stone raised flower/shrub beds.

Additional Information
Quality fitted blinds included
Gas Central Heating- Combi Boiler
High efficiency double glazed units
Gross Internal Floor Area - 151.4 Sq.m. / 1630.0 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area - Springwell Community College
NHBC 10 Year Buildmark Warranty from September 2021
Security alarm system included
External/Internal polished chrome ironmongery.
Composite external doors fitted with 'anti-snap' cylinder locks.
External lights to front and rear and push button doorbell to front door.
LED down lights to kitchen, utility, bathrooms/en suites/WC.
Satellite dish and TV wiring/data system to Lounge, Kitchen & Main Bedroom

Entrance Hall
20'1 x 6'7 (6.12m x 2.01m)
Having a built-in under stair storage cupboard.

Cloakroom/WC
6'1 x 3'2 (1.85m x 0.97m)
Pedestal wash hand basin and low level WC

Reception Room
17'1 x 10'4 (5.21m x 3.15m)
Front aspect bay fronted window.

Superb Dining Kitchen
12'3 x 21'3 (3.73m x 6.48m)
Comprising of a high specification range of flush finished base,wall and drawer cupboards. Having complimentary work surfaces with upstands and inset stainless steel sink unit. Integrated appliances include a dishwasher, fridge/freezer, double oven, gas hob and chimney hood extractor above. Breakfast bar area. French doors open onto the rear patio.



















Utility Room
8'8 x 6'0 (2.64m x 1.83m)
Fitted with complementary base units & work surfaces with inset stainless steel sink unit. Space for a washing machine & tumble dryer. Ideal Logic Condensing Boiler. Ceramic tiled floor. Door to garage and side door to rear gardens.

First Floor Landing
12'4 x 10'4 (3.76m x 3.15m)
Access to the loft space. Airing cupboard with cylinder tank.

Principal Front Double Bedroom 1
14'7 x 10'6 (4.45m x 3.20m)
A bay fronted front aspect double bedroom with a door to a walk-in wardrobe. Door to dressing room and en suite.

Dressing Room
5'5 x 6'10 (1.65m x 2.08m)

Half Tiled En-Suite Shower Room
8'2 x 6'8 (2.49m x 2.03m)
Comprising of a 3 piece White suite which includes shower cubicle with mains shower, pedestal wash hand basin, low level WC, chrome heated towel rail. Call mirror cabinet and tiled flooring.

Front Double Bedroom 2
13'9 x 13'2 (4.19m x 4.01m)
Front aspect window. Currently used as office/home working.

Rear Double Bedroom 3
14'6 x 9'9 (4.42m x 2.97m)
Rear aspect window. Range of fitted wardrobes

Rear Double Bedroom 4
10'6 x 10'6 (3.20m x 3.20m)
Rear aspect window overlooking the rear gardens.

Exquisite Half Tiled Family Bathroom
10'3 x 6'8 (3.12m x 2.03m)
Comprising of a White 4 piece suite which includes bath, shower cubicle with mains shower, pedestal wash hand basin and low level WC. Chrome heated towel rail.





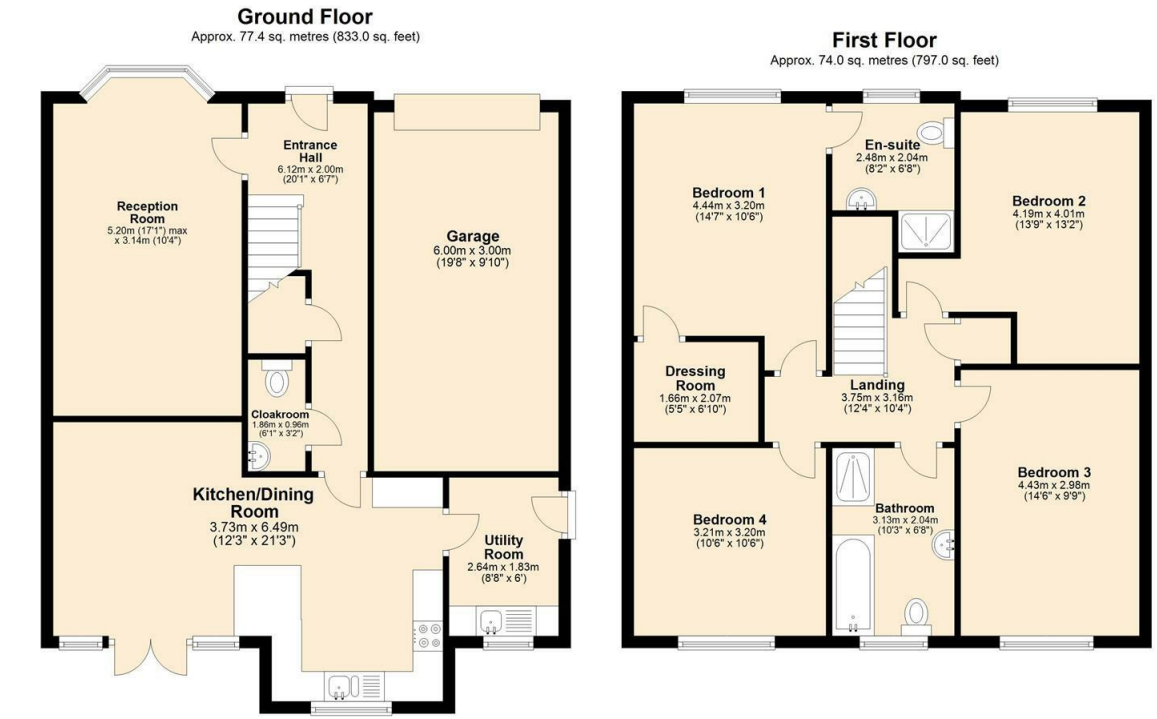


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

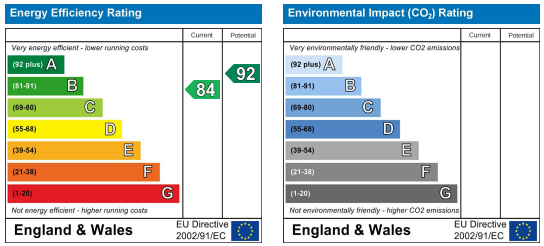


Total area: approx. 151.4 sq. metres (1630.0 sq. feet)

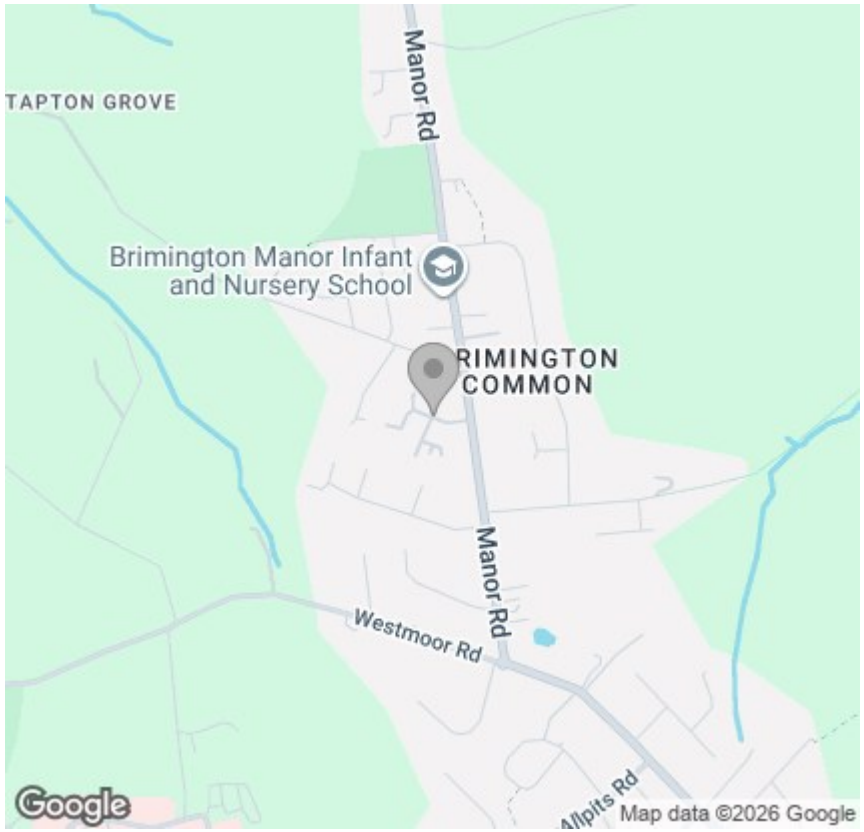
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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