

wards
estate agents

428 Chatsworth Road

Brampton, Chesterfield, S40 3BD

£250,000

428 Chatsworth Road

Brampton, Chesterfield, S40 3BD

Early viewing is Highly Recommended of this fabulous Extended TWO BEDROOM MID TERRACED HOUSE which enjoys a beautifully maintained SOUTH FACING REAR GARDEN with sun terraces and superb SUMMER HOUSE! Perfectly situated for Brookfield School, Westfield Infants & Old Hall Juniors. Popular location with local wine bars, coffee shops and boutiques on the doorstep. Convenient for Chesterfield Town Centre/Bakewell Bus Routes, Access to M1 & National Peak Park.

Internally the property benefits from gas central heating with an Ideal combi boiler, newly installed Nov 2025 with 5 year warranty and uPVC double glazing and comprises of side entrance into the Integrated Shaker style kitchen which is open plan to an impressive extended Garden/Sitting Room with French doors onto the rear gardens. There is access off the kitchen to the Cellar/Basement which offers great storage space. Front Extended Family Reception room with feature fireplace.

To the first floor Principal Double Bedroom with range of mirror fronted wardrobes, second good sized bedroom and fully tiled family bathroom with 4 piece suite. Stairs lead to the second floor loft conversion with range of built in wardrobes and uPVC dormer window overlooking the rear gardens.

Front block paved driveway which provides ample car standing space. Side gennel leads to side entrance door and onward to a secure rear gate to the rear gardens.

Fabulous SOUTH FACING rear gardens which have substantial fenced boundaries. Stone patio tiers with low brick walling and Pergola above which lead down to a substantial lawn area with plum slate borders stocked with established shrubs and plants. To the lower part of the garden there is a further block brick sun terrace with further decking area which leads onto the Summer House.

Summer House has power, light, and oven/fridge facility. Ideal for outside social and family entertaining or equally suitable for Home Working.

























Additional Information

Gas Central Heating- Ideal combi boiler, newly installed Nov 2025 with 5 year warranty
uPVC Double Glazed Windows
Gross Internal Floor Area - 113.1 Sq.m / 1217.7 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area -Brookfield Community Community

Reception Room

15'8 x 12'1 (4.78m x 3.68m)

Front extended bay window. Feature fireplace with marble back and hearth having gas-fire

Integrated Kitchen

12'1 x 11'11 (3.68m x 3.63m)

Side uPVC entrance door into the kitchen. . Range of Shaker Oak style base and wall units with complimentary work surfaces over and inset stainless steel sink unit. Integrated oven, microwave and hob with chimney extractor above. Integrated dishwasher. Tiled floor. Door to Basement Cellar

Basement Cellar

12'1 x 10'6 (3.68m x 3.20m)

Providing surplus amounts of good storage. There is lighting and power.

Rear Sitting Room

10'0 x 10'0 (3.05m x 3.05m)

Impressive Extended Sitting Room with views over the rear gardens. Having two Velux windows and French doors onto the rear patio.

First Floor Landing

6'2 x 4'8 (1.88m x 1.42m)

Useful storage cupboard. Stairs lead to the second floor.

Principal Bedroom 1

12'1 x 12'0 (3.68m x 3.66m)

Front aspect window. Range of mirror fronted wardrobes.

Rear Bedroom 2

8'4 x 8'0 (2.54m x 2.44m)

Rear aspect window with view over the rear gardens.

Fully Tiled Family Bathroom

8'4 x 6'9 (2.54m x 2.06m)

Comprising of a 4 piece bathroom suite which includes bath, shower cubicle with mains shower, low level WC and pedestal wash hand basin. Chrome heated towel rail. Ideal combi boiler, newly installed Nov 2025 with 5 year warranty

Second Floor







Attic Space

16'11 x 11'7 (5.16m x 3.53m)

Fabulous converted loft space with rear aspect window. Range of built in wardrobes. Ample eaves storage space.

Outside

Front block paved driveway which provides ample car standing space. Side gennel leads to side entrance door and onward to a secure rear gate to the rear gardens.

Fabulous SOUTH FACING rear gardens which have substantial fenced boundaries. Stone patio tiers with low brick walling and Pergola above which lead down to a substantial lawn area with plum slate borders stocked with established shrubs and plants. To the lower part of the garden there is a further block brick sun terrace with further decking area which leads onto the Summer House.

Summer House has power, light, and oven/fridge facility. Ideal for outside social and family entertaining or equally suitable for Home Working.







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

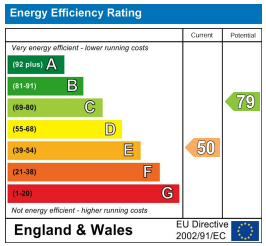


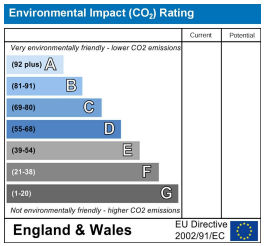
Total area: approx. 113.1 sq. metres (1217.7 sq. feet)

Viewing

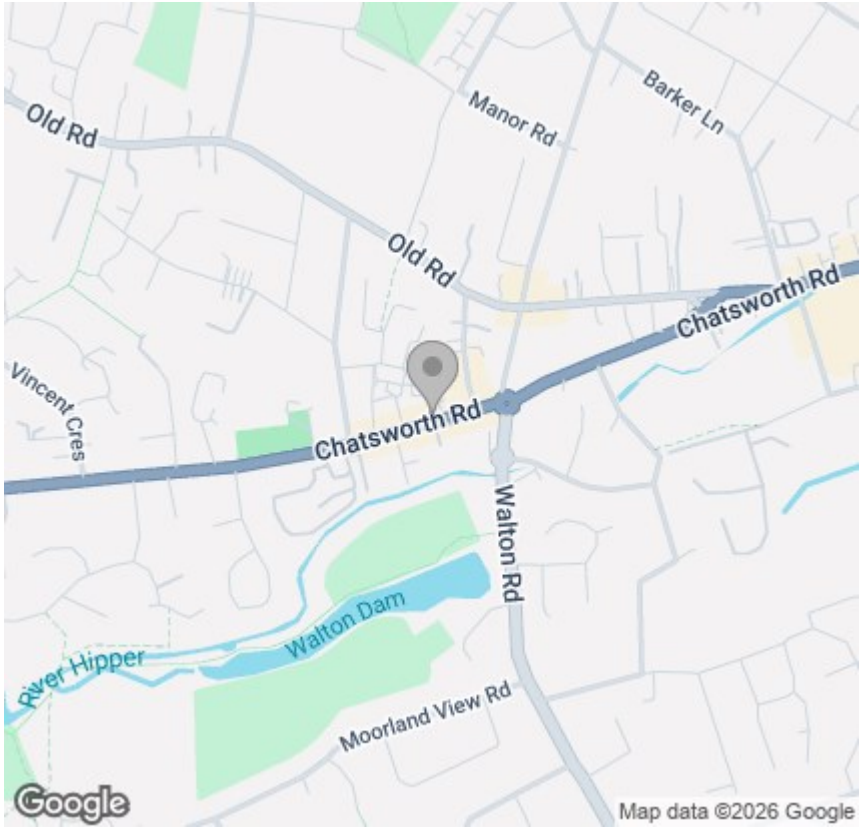
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

RICS