



25 Storrs Road
Brampton, Chesterfield, S40 3QA
Guide price £550,000

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We are delighted to present this splendid period 4/5 BEDROOM DETACHED FAMILY RESIDENCE which is situated in a superb quarter of an acre landscaped garden plot! Located in this highly sought after affluent suburb of Chesterfield within the BROOKFIELD SCHOOL CATCHMENT, with Westfield Infants and Old Hall Junior schools being on the doorstep. Benefits from an excellent range of local amenities including a good selection of local restaurants, pubs, local shop, doctors and bus routes. The area is surrounded by plenty of open space/countryside and local parks and Linacre Reservoir being on the fringe of the stunning National Peak Park, home to some of England's best scenery.

Internally offering very well presented and maintained versatile accommodation with gas central heating(Combi boiler serviced 2025) and wooden framed sealed unit double glazed windows. On the ground floor:- front entrance porch, family reception room with feature fireplace, study, cosy dining room with character inset fireplace, Cream shaker integrated breakfast kitchen and superb fully tiled shower room. Converted original stable block provides utility and stairs to bedrooms 4 & 5 above. To the first floor main double bedroom, two further double bedrooms and luxury fully tiled family bathroom with 3 piece suite.

Tucked away in this private, secluded fabulous plot with right of way access over the gravel stone driveway which sweeps around to the front of the property with surplus car parking spaces. Front paved patio with seating space. Substantial established mature hedge boundaries and formal well tended front lawns with fabulous central tree plus further corner paved patio area with seating and summer house. Side carport and a rear low maintenance garden. Rear access to the garage.

Original stable has been converted - could be utilised as a self contained holiday let. Potential for further extension (subject to consents)

Additional Information

Gas Central Heating-Worcester Bosch Combi boiler - serviced by Blue Flame 2025

Wooden framed sealed unit double glazed windows

Current electrical safety certificate (tbc)

Rising Damp 10 year warranty from 16/9/2025

Consumer units to both the ground floor and first floor both upgraded.

Gross Internal Floor Area- 193.4Sq.m/ 2081.5Sq.Ft.

Council Tax Band -E

Secondary School Catchment Area - Brookfield Community School

Additional Information

Main driveway is owned by the neighbour at Number 25a Storrs Road. Right of way is granted for both foot and vehicle over the driveway to the entrance gates leading into Oak Cottage.





Front Porch
5'8" x 4'10" (1.73m x 1.47m)
Recently fitted composite entrance hall to the reception room

Reception Room
18'5" x 13'0" (5.61m x 3.96m)
A spacious reception room with feature rustic brick fireplace wall with brick hearth, tiled side plinth and gas fire. Open stairs to the first floor. Useful under stairs storage space. Under floor access to the cellar.

Study
13'3" x 12'1" (4.04m x 3.68m)
A spacious very versatile room which is currently used as a study/office or home working space. Feature tiled fireplace with inset stone and tiled hearth. Front and side elevation windows.

Dining Room
12'10" x 11'7" (3.91m x 3.53m)
Cosy rear dining room with feature inset hearth with beautiful character stove and stone lintel above. Rear aspect window.

Breakfasting Kitchen
14'8" x 9'11" (4.47m x 3.02m)
Comprising of a full range of Cream Shaker style base and wall units with complimentary Quartz work surfaces having an inset stainless steel sink unit and 'brick style' tiled splash backs. Integrated double oven and hob, dishwasher and fridge.

Inner Hall
3'10" 2'10" (1.17m 0.86m)
Cupboard with space and plumbing for washing machine. Access to the ground floor shower room and staircase which leads to the utility room.

Utility Room
9'9" x 7'9" (2.97m x 2.36m)
Worcester Bosch Combi boiler - serviced with Blue Flame. Access into the garage and staircase to the first floor bedrooms. Doo ro to the rear driveway.

Fabulous Shower Room
6'2" x 6'0" (1.88m x 1.83m)
Located on the ground floor and being fully tiled and comprising of a 3 piece suite with wet showering area with electric shower, low level WC and half pedestal wash hand basin. Chrome heated towel rail and extractor fan.

First Floor Landing
13'8" x 6'0" (4.17m x 1.83m)
Beautiful feature wooden staircase climbs to the first floor.

Front Double Bedroom One
13'3" x 12'1" (4.04m x 3.68m)
Main double bedroom which is light and airy with both front and side aspect windows having the benefit of views over the landscaped gardens. Two double wardrobes and complimentary base drawers.

Front Double Bedroom Two
13'3" x 12'1" (4.04m x 3.68m)
Second double spacious bedroom with front and side aspect windows.

Rear Double Bedroom Three
12'6" x 9'3" (3.81m x 2.82m)
Third double bedroom with side aspect window. Character ceiling beams.

Rear Double Bedroom Four
11'0" x 9'2" (3.35m x 2.79m)
Fourth double bedroom with rear aspect window. Character ceiling beams and small staircase bulkhead.

Bedroom Five/Office
11'7" x 6'6" (3.53m x 1.98m)
A versatile bedroom which could easily also be used for study/office or home working space. Side aspect window. Access to the loft space.





Superb Family Bathroom

11'7" x 6'0" (3.53m x 1.83m)

Being fully tiled and comprising of a 3 piece suite which includes a bath with shower spray, low level WC and half pedestal wash hand basin. Chrome heated towel rail. Tiled floor and linen cupboard.

Garage

12'10" x 9'7" (3.91m x 2.92m)

Having a new door in 2025 and has lighting and power.

Cellar

12'9" x 12'1" (3.89m x 3.68m)

Excellent store space with lighting.

Outside

Tucked away in this private, secluded, quarter of an acre plot with front stone pillars to main gated entrance. Stone pebble driveway which sweeps around to the front of the property with ample car parking spaces. Front paved patio with seating space. Substantial established mature hedge boundaries. Formal well tended front lawns with fabulous central tree and corner paved patio area with seating and summer house. Side carport and a rear low maintenance garden, access to the garage.



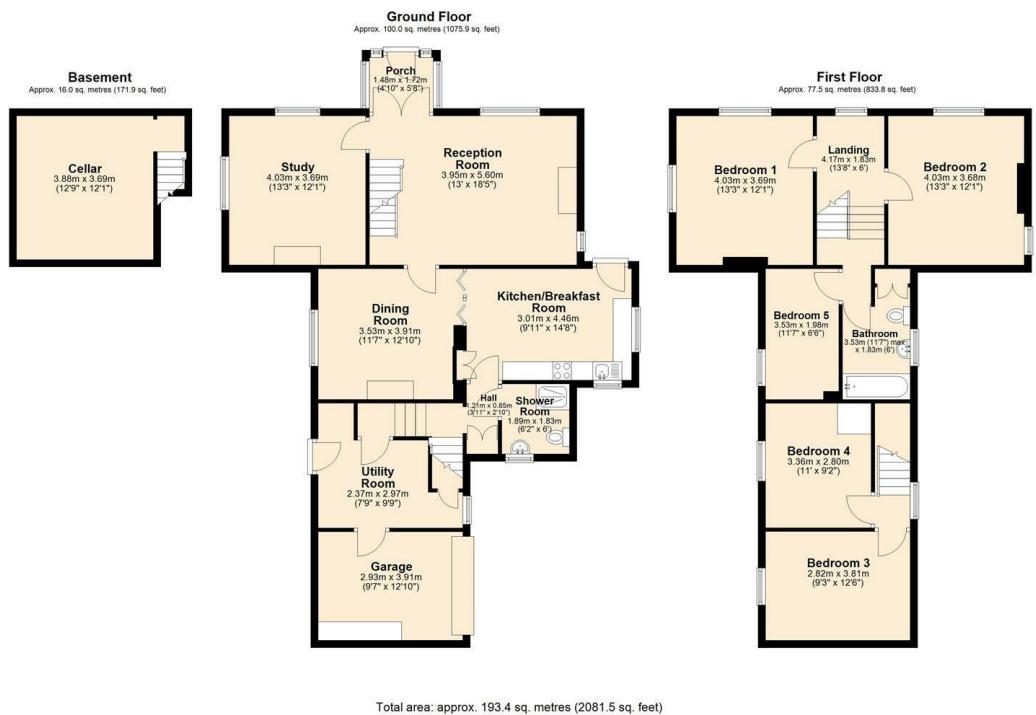
School catchment areas

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.

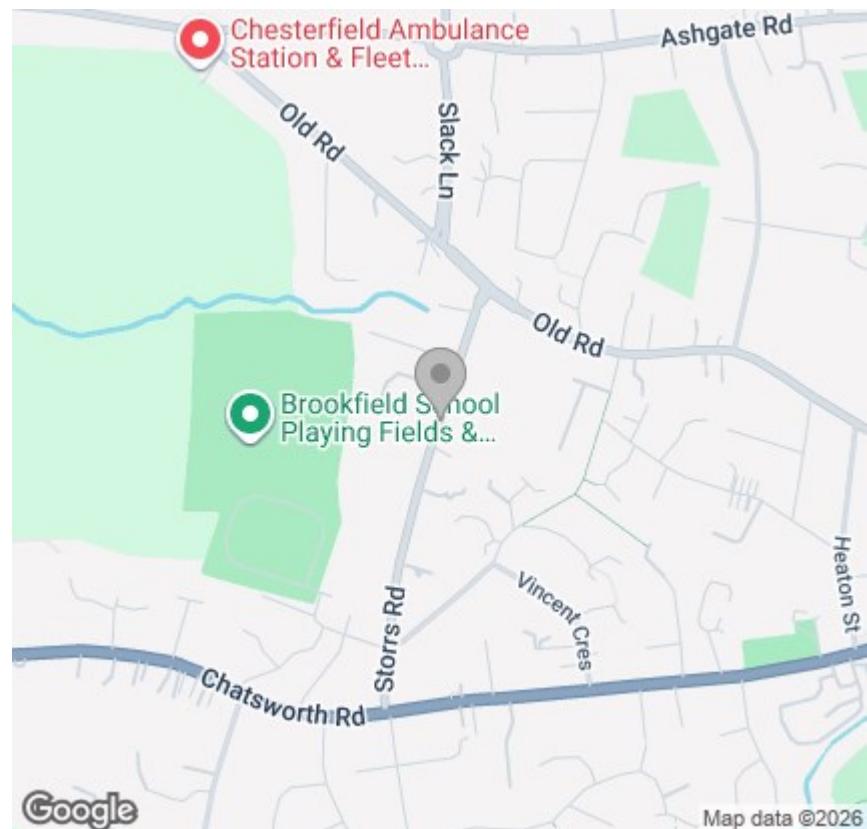


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



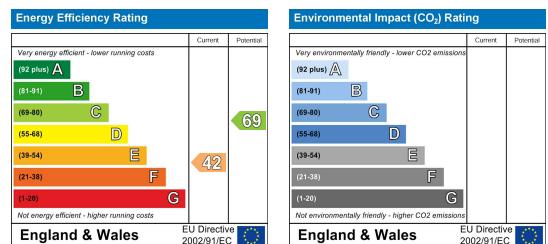
Area Map



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



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.