



w**ards**
estate agents

Cromarty House 25 Bentham Road

Brockwell, Chesterfield, S40 4EZ

Guide price £600,000

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Immaculately presented & beautifully secluded, this gated 5 double bedroom, 3 bathroom property is nestled in a highly sought-after & tranquil location, offering over 2,500 Sq Ft of versatile family living space. Brimming with character & charm, the house sits within quiet exceptionally private garden plot of just under a 1/4 acre. Situated in this highly sought after cul de sac, within close proximity of the Town Centre, yet with easy access to motorway networks & train station. Well placed for Linacre Reservoir/Holmebrook Valley Park & close to amenities, shops, schools & bus services.

Professionally re-decorated, versatile family accommodation has gas central heating (New Combi boiler in 2026 ,WiFi controlled) & uPVC double glazing. Downstairs entrance hallways, utility, guest bedroom/study, stunning breakfasting kitchen, pantry, garden room, cloakroom/WC, dining room & splendid reception room. To the first floor principal bedroom with stylish furniture & exquisite en suite shower room, guest bedroom with fitted wardrobes, 2nd & 3rd bedrooms with fitted wardrobes & versatile 4th double bedroom which could also be used as additional study. Luxury family bathroom with superb 3 piece bathroom suite & additional shower room.

Front wooden gated entrance opens onto a long colour stoned, tree lined driveway wrapping around the house and leading to the main parking area, house main entrance & garage. The property offers generous parking for cars, caravan/camper (approx. 10 vehicles). Off the stoned drive, a canopied door leads to a useful garden store. Meticulously presented mature landscaped gardens include abundant plants, shrubs, established Sycamores (TPOs) and an oak. An impressive perimeter conifer screen creates a highly enviable, extremely private setting for family/social enjoyment. A superb paved patio overlooks a raised manicured lawn & several richly stocked beds with enviable plants. To the side, a tucked-away sun-blessed patio offers a peaceful retreat.

Additional Information

Gas Ideal Vogue Max Combi- WiFi controlled- New Feb 2026

uPVC Double Glazed windows/facias/soffits

Gas Fires are piped but currently not connected

Security Alarm System. Cavity Wall Insulation

TPO's on the Sycamore Trees, but not the Oak Tree

Gross Internal Floor Area- 232.5 Sq.m/ 2502.7 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area - Outwood Academy Newbold

Within easy access to both St Mary's Primary & Secondary Schools

Spacious Entrance Hall

8'2" x 5'10" (2.49m x 1.78m)

uPVC entrance door leading right into the utility room & bedroom 5 and left into the inner hallway:-





Utility Room
10'1" x 8'1" (3.07m x 2.46m)

Comprising of a range of base and wall units with complimentary work surfaces, inset stainless steel sink unit with tiled splash backs. Space for washing machine and dryer. Ideal Vogue Max Combi Boiler WiFi controlled (New in Feb 2026). Tiled floor. Door into garage.

Bedroom Five/ Study
13'7" x 10'1" (4.14m x 3.07m)

A versatile room which is currently utilised as a study and guest bedroom but could easily be a ground floor double bedroom. With double wall/floor insulation. Range of wardrobes with sliding doors. Potential for Air B & B or elderly/disabled accommodation.

Inner Hallway
15'7" x 11'11" (4.75m x 3.63m) Staircase which climbs to the first floor.

Impressive Breakfasting Kitchen
15'1" x 11'0" (4.65m x 3.35m)

Superb 'Magnet' modern range of base & wall units with flush finish, corner carousels with lighting & complimentary slimline work surfaces having an inset stainless steel sink with boiling tap & splash backs. Equipped with high-end appliances from leading manufacturers including NEFF-Integrated electric double oven, microwave/grill & 6 ring induction hob & feature extractor fan above. Integrated dishwasher & fridge. Inset wall mounted TV. Breakfast bar with seating space. Plinth lighting.

Pantry Store
8'6" x 7'11" (2.59m x 2.41m)

Complete with floor to ceiling cupboards which include shelving, pantry & additional corner cupboard. Tiled floor & glazed door to gardens. Potential for converting to downstairs bathroom(STC)

Garden Room
11'11" x 7'9" (3.63m x 2.36m)

A lovely uPVC rear garden room provides the ideal space for relaxation & enjoyment. Includes cosy fitted seating, French doors onto the patio.

Splendid Family Reception Room
16'4" x 16'1" (4.90m x 4.90m)

Well proportioned family living room being the 'Hub' of this delightful family home. Feature cast fireplace with wooden surround and gas-fire with tiled hearth. Patio doors onto the patio and glorious gardens.

Formal Dining Room
16'4" x 11'6" (4.90m x 3.51m)

A light and airy formal dining room which benefits from two rear aspect windows. Fireplace with wooden surround and cast fire with tiled hearth (gas piped but not connected currently)

Cloakroom/WC
7'9" x 3'7" (2.36m x 1.09m)

Halving half panelled walls and ceiling and comprising of a 2 piece suite. Includes a pedestal wash hand basin and low level WC. Tiled flooring. Potential for converting to a shower room with the use of the external store room(STC)

Front Canopy Porch with Store Room
4'3" x 3'7" (1.30m x 1.09m)

Front porch provides external access via a uPVC door to this store/garden room with water tap and lighting.

First Floor Landing
15'3" x 7'4" (4.65m x 2.24m)

Access to all of the first floor bedroom accommodation & has a superb feature window plus high ceilings which provides plenty of natural light.

Principal Double Bedroom
16'4" x 16'1" (4.98m x 4.90m)

Generous, well presented, main double bedroom with front aspect window. Stylish range of bedroom furniture including floor to ceiling fitted wardrobes with surplus amounts of hanging, drawers & shelving.

Exquisite En-Suite
6'1" x 5'6" (1.85m x 1.68m)

Being fully tiled & comprising of a 3 piece suite. Includes shower cubicle with spa shower/inset toiletry shelf, pedestal wash hand basin set upon Walnut vanity unit & low level WC. Feature inset wall display with lighting. Toiletry cupboards, wall mounted mirror & chrome heated towel rail.





Double Bedroom Two

12'0" x 11'11" (3.66m x 3.63m)

Neutrally presented guest bedroom with front aspect windows. Featuring bespoke double fitted wardrobes & dressing table area.

Doubled Bedroom Three

12'9" x 11'5" (3.89m x 3.48m)

Neutrally presented with front aspect window. Range of two double fitted wardrobes with hanging and shelving.

Double Bedroom Four

10'8" x 8'7" (3.25m x 2.62m)

A fourth versatile spacious bedroom with rear aspect window that could also be used for additional study or home working if required.

Fully Tiled Shower Room

6'11" x 3'6" (2.11m x 1.07m)

Comprising of a double shower cubicle with electric shower. Chrome heated towel rail. Access to the insulated loft space.

Luxury Family Bathroom

7'8" x 7'0" (2.34m x 2.13m)

Being fully tiled & ceiling panelling with downlighting. Comprises an exquisite 3 piece bathroom suite, includes bath with rainfall shower, additional hair shower attachment/shower screen. Walnut fronted vanity unit with wash hand basin/fountain taps. Low level WC. Additional attractive Walnut vanity/toiletry cabinet. Wall fitted mirror. Tiled floor & concealed lighting. Stylish heated towel rail.

Attached Garage

22'0" x 7'5" (6.71m x 2.26m) Replaced fibreglass roof. Lighting, power & double doors onto the rear courtyard/parking area. Great potential for conversion into an independent flat for renting/elderly/disabled person including downstairs double bedroom & utility (STC)

Outside

Front wooden gated entrance opens onto a long colour stoned, tree lined driveway wrapping around the house and leading to the main parking area, house main entrance & garage. The property offers generous parking for cars, caravan/camper (approx. 10 vehicles). Off the stoned drive, a canopied door leads to a useful garden store. Meticulously presented mature landscaped gardens include abundant plants, shrubs, established Sycamores (TPOs) and an oak. An impressive perimeter conifer screen creates a highly enviable, extremely private setting for family/social enjoyment. A superb paved patio overlooks a raised manicured lawn & several richly stocked beds with enviable plants. To the side, a tucked-away sun-blessed patio offers a peaceful retreat.



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

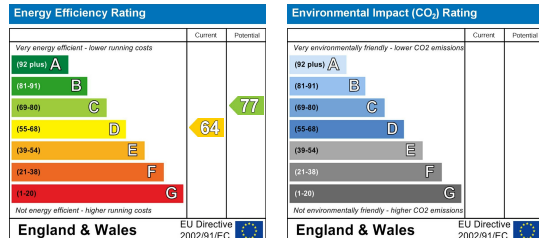


Total area: approx. 232.5 sq. metres (2502.7 sq. feet)

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.

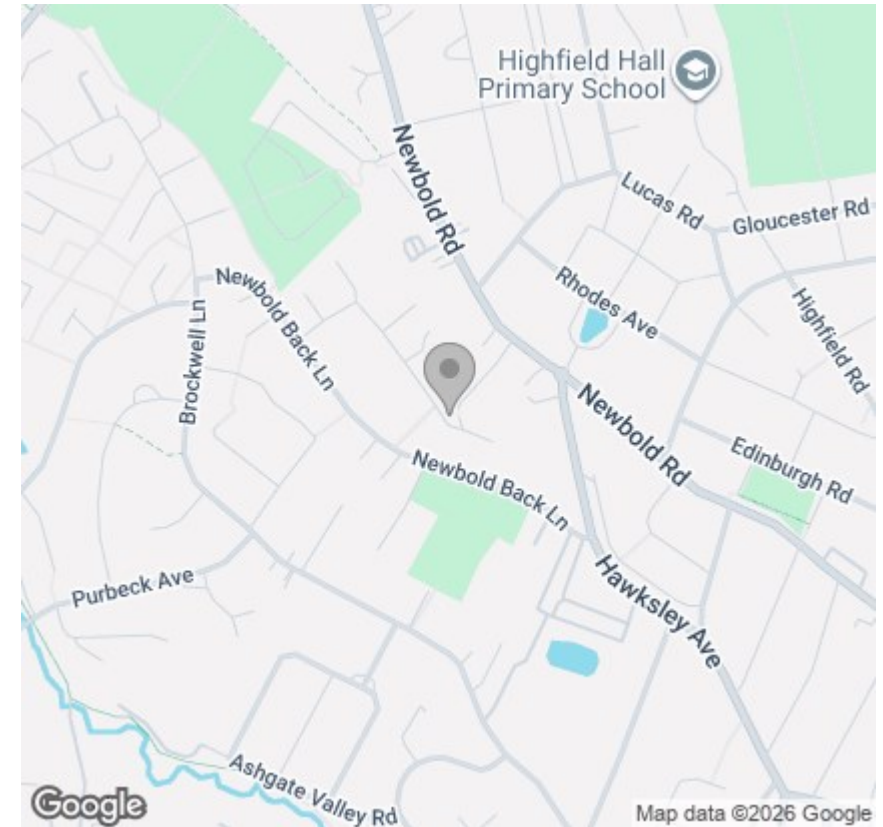
Energy Efficiency Graph



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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.

