



wards
estate agents

1 Brookbank Avenue

Brockwell, Chesterfield, S40 4BA

Guide price £220,000

1 Brookbank Avenue

Brockwell, Chesterfield, S40 4BA

Guide Price £220,000 - £230,000

Immaculately presented TWO DOUBLE BEDROOM BAY FRONTED PERIOD SEMI DETACHED FAMILY HOUSE! Located in this highly sought after residential location close to all local amenities, well regarded schools, bus routes and within easy reach of the town centre with major commuter road links and train station.

Internally the property benefits from gas central heating with a Combi boiler and uPVC double glazing. Beautifully decorated throughout the accommodation comprises of front entrance hall, family reception room, modern integrated kitchen, rear porch and ground floor WC. To the first floor main double bedroom, second versatile double bedroom which could also be used for office/home working and a superb re-fitted fully tiled family bathroom with 3 piece suite.

Front driveway provides car standing space and leads to the detached single garage

The property is set on a superb corner plot, having a front lawned garden area with well established shrubbery and low level stone boundary wall. Further tarmac drive provides extra parking space. Gate access leads to the rear of the property having a stone paved patio seating area and low maintenance pebble area. Substantial fenced boundaries. Timber garden shed and water tap.





Additional Information

Gas Central Heating-Worcester Bosch Combi - serviced
uPVC double glazed windows
Oak Internal Doors
Gross Internal Floor Area-70.0 Sq.m/ 753.6 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

3'6" x 2'7" (1.07m x 0.79m)

Front uPVC door leads into the hallway, stairs rise to the first floor.

Reception Room

13'11" x 11'11" (4.24m x 3.63m)

Nicely presented family reception room with front aspect bay window and curved radiator below. Feature modern fireplace with complementary hearth and inset back, accommodates a living flame pebble effect gas-fire. Wood effect laminate flooring.

Superb Modern Kitchen

11'11" x 7'8" (3.63m x 2.34m)

Comprising of a full range of Soft Cream fronted drawers, base and wall units with soft closing doors and modern door handles. Butcher block effect work surface areas over with matching slash backs. Built-in appliances comprise an integrated fridge/freezer, built in microwave, and electric oven with separate four ring gas burning hob & ceramic splash back and contemporary style extractor unit over. Plinth lighting, ceiling downlighting and laminate flooring. The Worcester Bosch Combi boiler is located in the kitchen, it is serviced. Work surfaces provide a small breakfast eating bar area.

Rear Porch

3'0" x 2'8" (0.91m x 0.81m)

uPVC door to the side which gives access to the rear gardens. Useful under stairs cupboard provides good storage space.

Cloakroom/WC

4'3" x 2'8" (1.30m x 0.81m)

uPVC window with obscure glazing. Radiator and ceiling light. Low Level WC

First Floor Landing

6'5" x 2'7" (1.96m x 0.79m)

uPVC double glazed window with obscure glazing. Access to the roof space via the loft hatch.

Front Double Bedroom One

14'6" x 11'11" (4.42m x 3.63m)

Front aspect double glazed bay window. Built in cupboard provides excellent storage space.





Rear Double Bedroom Two

8'3" x 7'9" (2.51m x 2.36m)

Rear aspect uPVC window which overlooks the rear gardens. A versatile bedroom which could also be used for office/home working space.

Splendid Family Bathroom

6'4" x 4'8" (1.93m x 1.42m)

Superb fully tiled refitted family bathroom comprising of a 3 piece suite. Comprising of a bath with rainfall shower and screen. Low level WC. Chrome heated towel rail. Wash hand basin set in vanity units. Wall mounted mirror cabinet.

Detached Garage

16'6" x 9'3" (5.03m x 2.82m)

Front driveway provides car standing space and leads to the detached single garage with lighting and power, up and over door.

Outside

The property is set on a superb corner plot, having a front lawned garden area with well established shrubbery and low level stone boundary wall. Further tarmac drive provides extra parking space. Gate access leads to the rear of the property having a stone paved patio seating area and low maintenance pebble area. Substantial fenced boundaries. Timber garden shed and water tap.



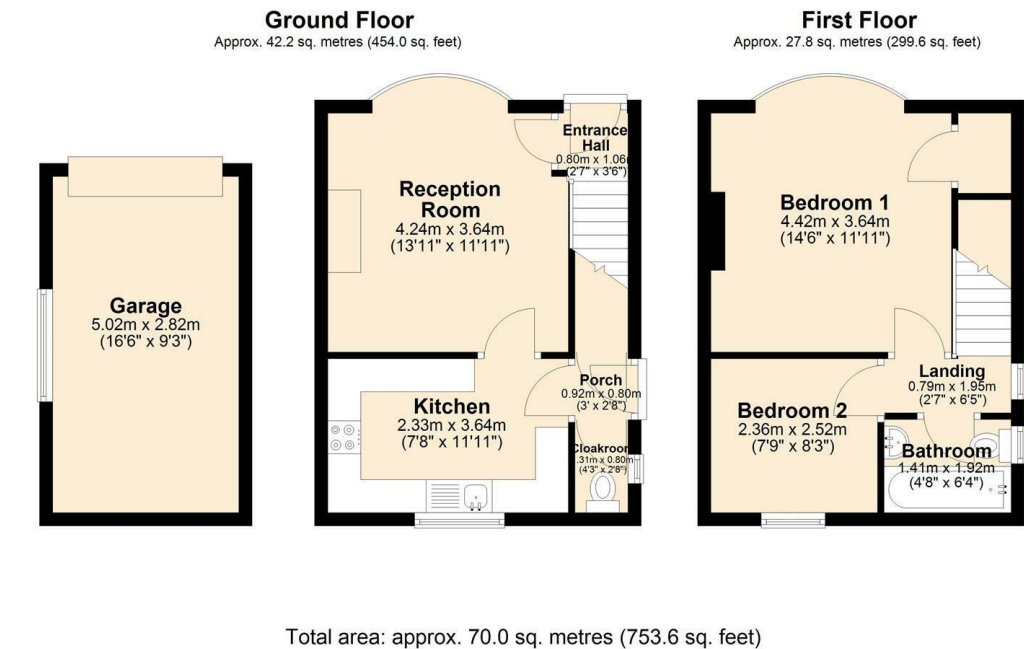
School catchment areas

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.



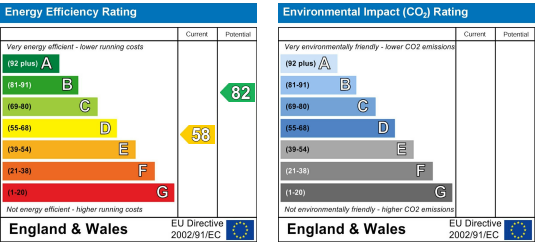
Floor Plan



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.

