



w**ards**
estate agents

16 Manor Road

Brimington, Chesterfield, S43 1NG

Offers in the region of £375,000

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Viewing is Highly Recommended of this totally refurbished EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW.!! Situated on this enviable plot with an attractive roadside presence and within this extremely sought after residential location being close to all local amenities, shops, doctors, bus routes and great commuter road links into Chesterfield Town Centre, Hospital, Train Station, Dronfield, Sheffield and M1 motorway junctions 29 & 29A.

Internally comprises of entrance hall, front main double bedroom with walk in wardrobe, with mirrored front sliding doors, front double bedroom (currently used as snug). Superbly refitted integrated kitchen with patio doors out to the rear garden, reception room with sliding doors into conservatory. Fabulous 4 piece family bathroom with marble effect tiled floor, main bedroom with walk in wardrobe, and access into the utility area.

Superb landscaped front garden which benefits from a low level brick walled entrance which leads onto the long tarmacadam driveway which provides ample car standing spaces for several vehicles or caravan/motor home and leads to the attached garage. Multi colour stone pebble area with mature tree & feature stone boundary wall along side having a pathway towards the front entrance. Lawn area with established well tended borders with mature plants and shrubs.

Low maintenance good sized rear gardens with substantially fenced boundaries and well maintained colour stone pebble areas with artificial grass areas.





Additional Information

Gas Central Heating - Combi Boiler (confirm if boiler is serviced & when)
 uPVC double glazed windows/facias/soffits (New in 2025- please confirm)
 Gross Internal Floor Area - 119.9 Sq.m/ 1290.7 Sq.Ft.
 Council Tax Band - C
 Secondary School Catchment Area -Springwell Community College

Front Entrance Hall

15'8" x 4'3" (4.78m x 1.30m)

Front uPVC door. Marble effect tiled flooring. Access into the insulated loft space where the boiler is located.

Front Double Bedroom Two

12'8" x 11'10" (3.86m x 3.61m)

Offering walk in wardrobe, with mirrored front sliding doors.

Walk - In Wardrobe

5'11" x 2'8" (1.80m x 0.81m)

Excellent space for hanging and storage.

Front Double Bedroom Three

12'8" x 10'11" (3.86m x 3.33m)

Spacious further double bedroom currently used as a snug / second reception room.

Reception Room

12'8" x 12'7" (3.86m x 3.84m)

Neutrally decorated with feature radiator and sliding uPVC patio doors into conservatory.

Splendid Kitchen

13'3" x 10'0" (4.04m x 3.05m)

Comprising of a range of Teal Shaker Style base units and White Shaker Style fronted wall units with complimentary work surfaces with matching upstands and breakfast bar area. Integrated oven, induction hob with extractor fan above and glass splash back. Ceramic sink with gold tap, feature radiator. Space for fridge & freezer. French doors onto the rear garden. Downlighting and tiled floor.

Lantern Roof Conservatory

10'2" x 10'2" (3.10m x 3.10m)

Impressive orangery-style conservatory with tiled floors. French doors leading out onto the rear gardens, fitted blinds, downlighting.

Four Piece Suite Family Bathroom

8'1" x 7'5" (2.46m x 2.26m)

Mostly tiled walls, with marble effect fully tiled floor, comprising of traditional double ended roll top bath, with showerhead attachment. Separate shower cubical with electric shower, wash hand basin set within a modern contemporary vanity unit, and W/C. Chrome heated towel rail, downlighting.





Rear Double Bedroom One

12'6" x 11'9" (3.81m x 3.58m)

Main bedroom with walk-in wardrobe, and access into the utility area.

Walk - In Wardrobe

5'5" x 2'8" (1.65m x 0.81m)

Excellent space for hanging and storage.

Utility Room

12'3" x 5'3" (3.73m x 1.60m)

Useful area with base and wall units with complimentary work surfaces. Space & Plumbing for washing machine and dryer.

Attached Garage

18'2" x 10'5" (5.54m x 3.18m)

Having lighting and power

Outside

Superb landscaped front garden which benefits from a low level brick walled entrance which leads onto the exceptionally long tarmac driveway which provides ample car standing spaces for several vehicles or caravan/motor home and onto the attached garage. Multi colour stone pebble area with mature tree & feature stone boundary wall along side having a pathway towards the front entrance. Lawn area with established well tended borders with mature plants and shrubs.

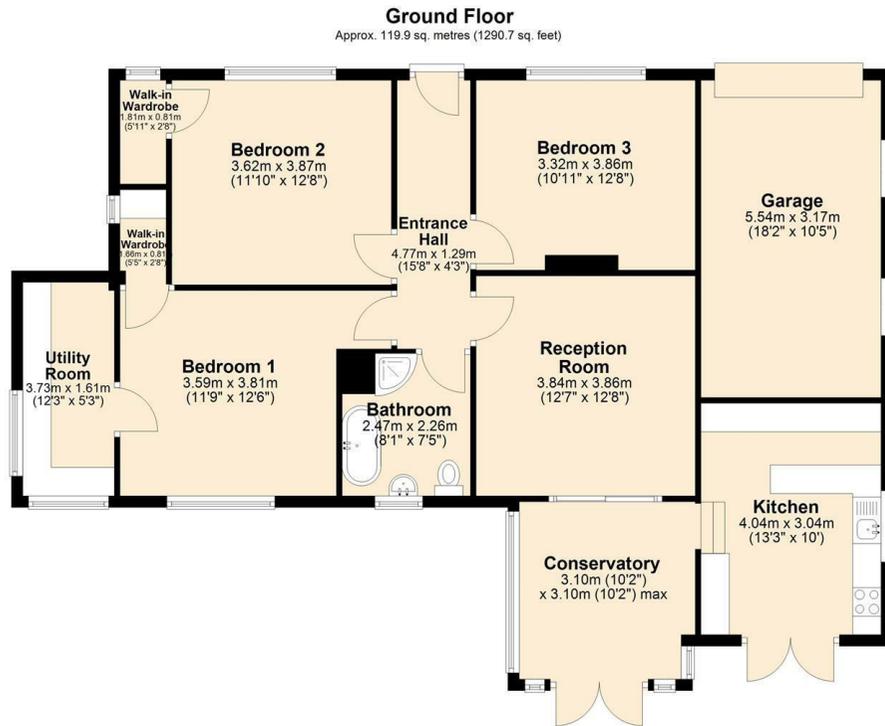
Low maintenance good sized rear gardens with substantially fenced boundaries and well maintained colour stone pebble areas with artificial grass areas.

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

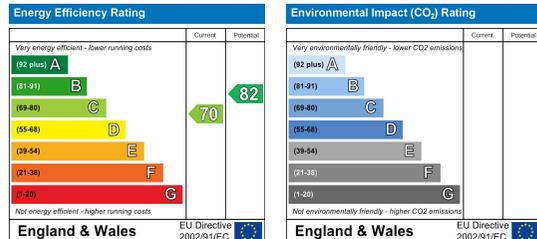


Total area: approx. 119.9 sq. metres (1290.7 sq. feet)

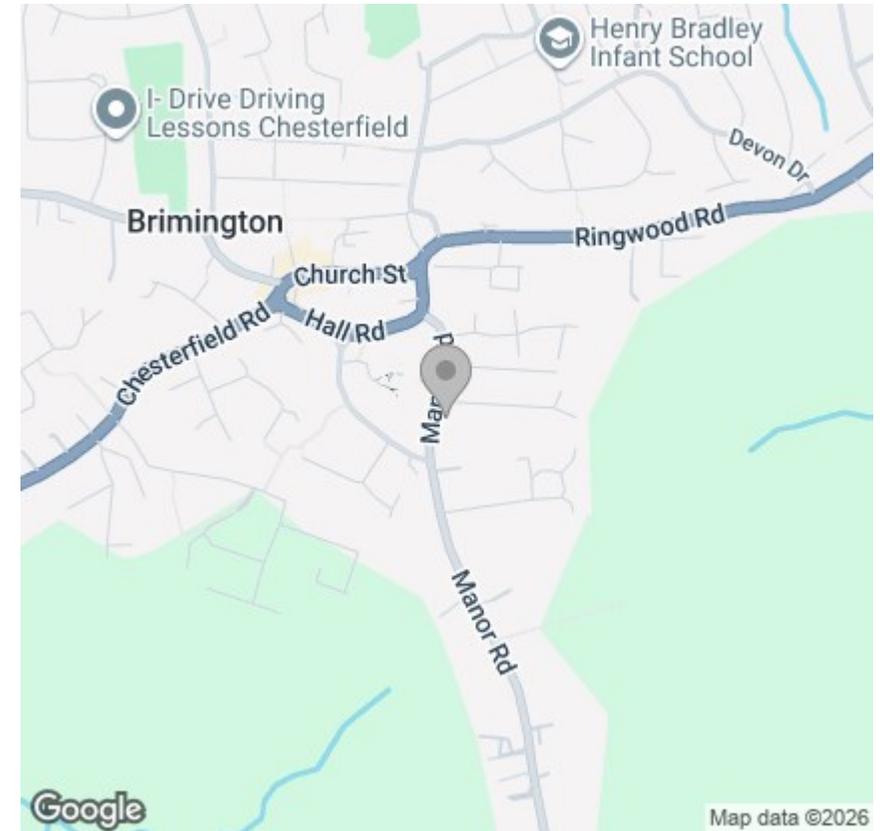
Viewing

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.

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