wards
estate agents

Cromarty House Bentham Road

Brockwell, Chesterfield, S40 4EZ

Guide price £595,000

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NO CHAIN. MUST BE VIEWED. A rare, highly private gated 5-bedroom, 3-bathroom beautiful home offering over 2,500 sq ft of flexible living space, set within a secluded plot of approx. ¼ acre. Situated within a quiet, exceptionally private garden in a sought-after cul-de-sac, in close proximity to the Town Centre with easy access to motorway networks and the train station. Well placed for Linacre Reservoir/Holmebrook Valley Park and near amenities, shops, schools and bus services.

Professionally re-decorated, versatile family accommodation has gas central heating (New Combi boiler in 2026, Wi-Fi 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 exquisite en suite shower room and 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 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). A further side gate from Briars Close offers potential for additional access for larger caravan/motorhome vehicles directly onto parking area (STPP). Off the stoned drive, a canopied door leads to a useful garden store.

The mature landscaped garden is designed for privacy and enjoyment, with established screening, stone paved patio seating areas, lawn and planted borders that provide year-round colours. There are established Sycamores (TPOs) and an Oak.

Additional Information

Gas Ideal Vogue Max Combi- Wi-Fi 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 Wi-Fi 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 Airbnb 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
15'11" x 11'0" (4.85m x 3.35m)
Superb 'Magnet' modern range of base & wall units with flush finish, corner carousels with lighting & complementary 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 a downstairs bathroom (Subject to consents)

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
16'1" 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
16'1" 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)
Having 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 (Subject to consents)

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 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 handheld 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 (2015). 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 (Subject to consents)

Outside
Gated frontage opens onto a tree-lined stone driveway leading to the house, garage and extensive parking. A further side gate from Briars Close/private lane with right of way from the property, offers potential for widening to provide access for larger vehicles directly into the rear parking area. The plot provides generous parking for multiple cars and space for a caravan/camper (total around 10 vehicles). The established gardens are a real lifestyle feature: private, mature and already landscaped, with screening conifers, established Sycamores (TPOs) and an Oak, paved patio entertaining areas, lawn and well-stocked borders for seasonal colour. A useful garden store sits off the driveway, while a sheltered side patio provides a quiet sun trap.

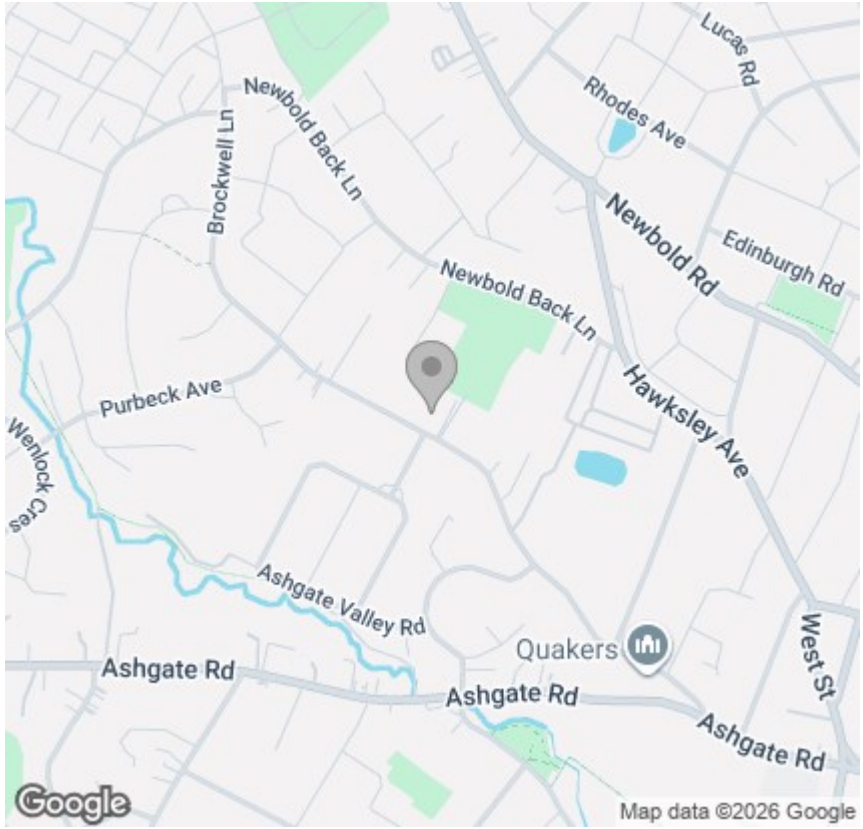
School catchment areas

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

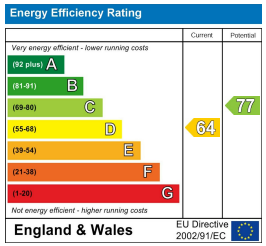
Area Map

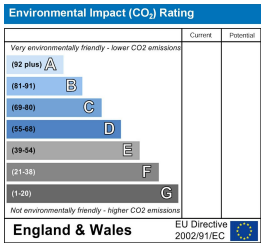


Viewing

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.

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

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