



**Oaklands Storrs Road**

Brampton, Chesterfield, S40 3QA

**Guide price £550,000**

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Guide Price £550,000 - £575,000

We are delighted to present this splendid period **FIVE BEDROOM/THREE BATHROOM DETACHED FAMILY RESIDENCE** which is situated in a superb generous 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 well presented and maintained versatile accommodation with Oil Central Heating and uPVC double glazed windows and comprises:- front entrance porch into a spacious inner hallway, family reception room with feature fireplace, garden room, dining room, modern integrated breakfast kitchen, fully tiled bathroom with 4 piece suite, fifth double bedroom with fitted wardrobes and utility room. First floor principal double bedroom with fitted wardrobes and half tiled en suite with 4 piece suite. Two further double bedrooms, single bedroom, study/office and half tiled family bathroom with 4 piece suite. front stone pillars to main gated entrance.

Stone pebble driveway which sweeps around to the front of the property with ample car parking spaces and detached garage to the rear.

Good sized enclosed landscaped rear garden with substantial conifer/hedge boundaries with low stone walling at the rear. Paved patio, low stone pathways and well established stocked borders. Lawn area and further sun patio with Summer House included. A perfect setting for outside social and family entertainment/enjoyment.

## Additional Information

Oil Central Heating-(New Oil Tank in 2025)

uPVC Double Glazed windows

Gross Internal Floor Area- 224.2Sq.m/2413.3Sq.Ft.

Council Tax Band -E

Secondary School Catchment Area - Brookfield Community School

(The driveway is owned by the vendors, and gives a right of way access to the neighbours property (number 25)

## Front Entrance Hall

8'2" x 5'9" (2.49m x 1.75m)

Wooden external door with side glazed panel leads into the spacious entrance hall. Double internal glazed doors lead into the spacious inner hallway.

## Inner Hallway

16'7" x 14'9" (5.05m x 4.50m)

Spacious inner hallway providing access to ground floor accommodation. Staircase to first floor. Good sized storage/coats cupboard. Laminate flooring.





**Garden Room**  
12'5" x 8'2" (3.78m x 2.49m)  
A cosy front garden room which overlooks the front of the property and has an additional side aspect window. French glazed doors with feature beam above lead into the dining room/snug, single glazed door into the hall.

**Dining Room/Snug**  
14'1" x 8'6" (4.29m x 2.59m)  
A versatile room which could be used for dining or as an additional reception room/snug.

**Kitchen/Breakfast Room**  
16'2" x 11'10" (4.93m x 3.61m)  
Comprising of a range of base and wall units with complementary granite work surfaces and inset stainless steel sink with tiled splash backs. Integrated electric oven and induction hob with chimney extractor above. Integrated dishwasher. Tiled flooring. Patio doors lead to the gardens.

**Utility Room**  
12'10" x 5'2" (3.91m x 1.57m)  
Includes base and wall units with work surfaces over. Space for washing machine. Rear door leads to the side of the property with access to both front and rear.

**Reception Room**  
15'1" x 13'10" (4.60m x 4.22m)  
A generous family reception room with front aspect bay window. Feature inset stone hearth with wooden beam lintel and down lighting.

**Ground Floor Bedroom Five**  
15'11" x 9'4" (4.85m x 2.84m)  
An excellent fifth bedroom with rear aspect window overlooking the gardens. Range of fitted wardrobes.

**Ground Floor Bathroom**  
11'10" x 9'5" (3.61m x 2.87m)  
A spacious ground floor family bathroom being half tiled & comprising of a 4 piece suite which includes a bath with shower spray attachment, low level WC, pedestal wash hand basin and shower cubicle with mains shower.

**First Floor Landing**  
16'5" x 2'11" (5.00m x 0.89m)

**Front Double Principal Bedroom**  
16'1" x 13'0" (4.90m x 3.96m)  
Generously proportioned main double bedroom with front aspect bay window. Full range of partly glazed fitted wardrobes which provide surplus amounts of hanging and storage space.

**Half Tiled En-Suite**  
9'6" x 6'6" (2.90m x 1.98m)  
Comprising of a modern 4 piece White suite which includes a corner shower cubicle with electric shower, bathtub, low level WC and wash hand basin set in vanity unit. Downlighting.

**Rear Double Bedroom Two**  
15'11" x 9'6" (4.85m x 2.90m)  
A second double bedroom with rear aspect window overlooking the gardens. Range of mirror fronted wardrobes.

**Rear Double Bedroom Three**  
15'5" x 8'7" (4.70m x 2.62m)  
A third double bedroom with rear aspect window which overlooks the gardens.

**Front Single Bedroom Four**  
9'10" x 7'5" (3.00m x 2.26m)  
A good sized fourth bedroom with front aspect window. Walk in cupboard provides excellent additional storage.

**Study/Office**  
10'8" x 8'5" (3.25m x 2.57m)  
This versatile room provides good study or office space ideal for home working. Ceiling Velux and side window. Eaves storage.





#### 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. (The driveway is owned by the vendors, and gives a right of way access to the neighbours property (number 25)

Detached garage with lighting & power and inspection pit/storage underneath.

Good sized enclosed landscaped rear garden with substantial conifer/hedge boundaries with low stone walling at the rear. Paved patio, low stone pathways and well established stocked borders. Lawn area and further sun patio with Summer House included. A perfect setting for outside social and family entertainment/enjoyment.

#### External Boiler Room

5'5" x 2'5" (1.65m x 0.74m)

The Oil fired boiler is located in this store.

#### Detached Garage

20'0" x 9'6" (6.10m x 2.90m)

With lighting and power. Extremely useful lower level storage/pit.



#### 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.

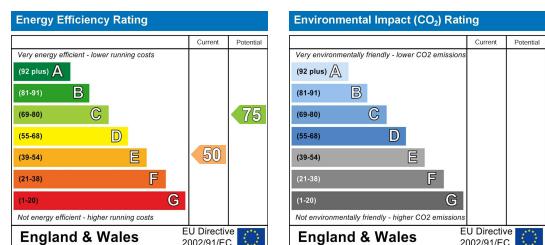
## Floor Plan



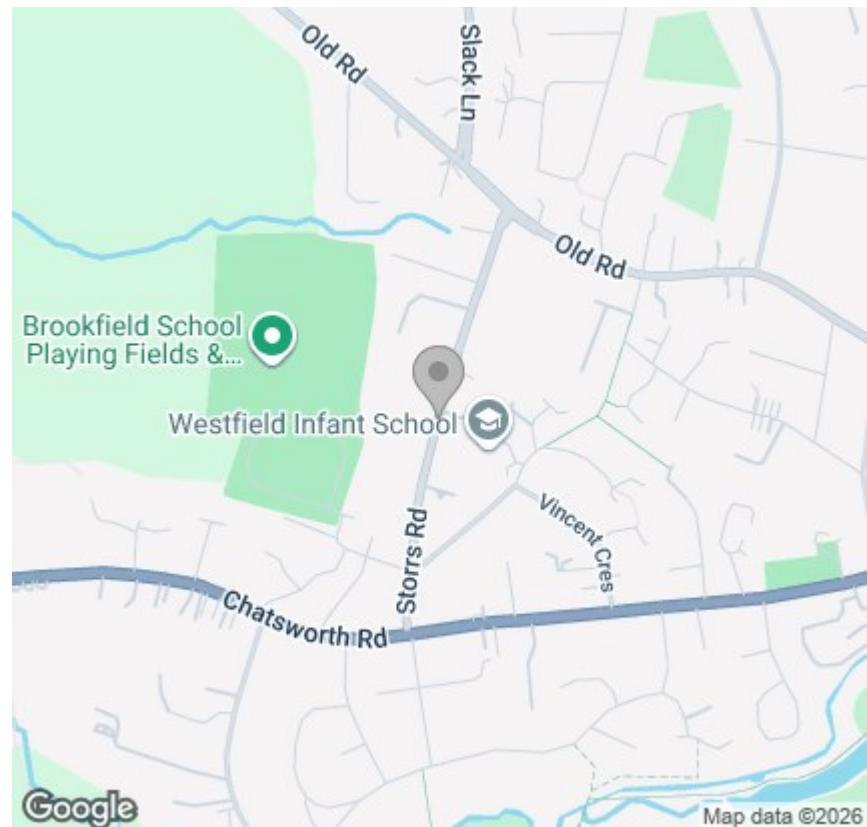
## Viewing

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.