



**w****ards**  
estate agents

**298 Old Road**

Brampton, Chesterfield, S40 3QN

**Guide price £325,000**



## 298 Old Road

Brampton, Chesterfield, S40 3QN

Guide Price £325,000 - £335,000

Early viewing is absolutely imperative to fully appreciate this EXTENDED BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOUSE which retains a wealth of period features and charm! FABULOUS SOUTH FACING GARDENS WITH VIEWS OVER THE ALLOTMENTS AND FURTHER TOWARDS COUNTRYSIDE! Situated within this extremely sought after tree lined location within BROOKFIELD SCHOOL CATCHMENT and within very close proximity of Old Hall Junior & Westfield Infants/Primary schools! Rear access to DETACHED DOUBLE GARAGE!

Impeccably presented with subtle contemporary decor and furnishings the family accommodation benefits from gas central heating with a Combi Boiler, uPVC double glazing and comprises of entrance hall, fabulous open plan extended integrated kitchen diner with Bi Fold doors onto the rear stone sun terrace, cloakroom/WC/utility space. Beautiful bay fronted front family reception room. To the first floor, main rear bedroom with fitted wardrobes and fabulous rear views, second double with range of built in wardrobes & cupboard, third versatile bedroom/office/home working room and luxury family bathroom with 3 piece suite.

Front low stone boundary walling and wrought iron gate gives access block paved pathway to the front door and to the side leading to the rear of the property. Low maintenance front garden with multi colour stones and stone rockery areas. Low level hedge and attractive side border set with mature planting.

Enviably SOUTH FACING REAR LANDSCAPED GARDEN OVERLOOKING THE ALLOTMENTS AND ROOFTOP VIEWS TOWARDS COUNTRYSIDE Stone laid patio terrace with attractive rails provides a perfect space for outside enjoyment and relaxation to enjoy those early sun rises and evening sun sets! Stepping to lower gardens which include a superb composite decking area with further seating space and family external fresco dining/enjoyment. Side low maintenance gravel stone and access to the lawns with stepping stone pathway and having an inset pond hav

### Additional Information

Gas Central Heating- Combi boiler- serviced Jan 2026  
uPVC double glazed windows Installed 2021 ( 10 year guarantee)  
Kitchen extension roof renewed in June 2022  
Gross Internal Floor Area- 104.1 Sq.m/ 1120.9 Sq.Ft.  
Council Tax Band - B  
School Catchment Area - Brookfield Secondary Community School  
Westfield Infant/Primary School/Old Hall Junior School







## Entrance Hall

10'3" x 6'0" (3.12m x 1.83m)

Original front entrance door with obscure glazed leaded panel. Beautiful half panelled walls to the hallway and staircase which climbs to the first floor. Radiator with feature cover. Glazed door into the Open plan dining kitchen.

## Extended Open Plan Kitchen/Diner

10'11" x 6'1" (3.33m x 1.85m)

Integrated kitchen comprises of a full range of Blue wall and base units with complimentary worktops and inset stainless steel sink unit with tiled splash backs. Integrated electric oven, microwave and hob with extractor above. Integrated fridge/freezer and dishwasher. Inset decorative hearth. Rear aspect window overlooking the allotments with views beyond. Downlighting.

## Dining Area

16'11" x 11'0" (5.16m x 3.35m)

Skylight and Bi-Fold doors onto the rear patio and gardens which provide plenty of natural light. Cupboard with Combi boiler- serviced annually. Downlighting and feature radiator. Internal Bi-Folding doors into the reception room.

## Cloakroom/WC

7'4" x 2'11" (2.24m x 0.89m)

Being half tiled and comprising of a low level WC and wash hand basin. Space and plumbing for washing machine and additional utility storage space/shelf.

## Reception Room

12'7" x 10'10" (3.84m x 3.30m)

Beautifully presented bay fronted front family reception room. Inset hearth with electric stove. Ornamental side display shelving and useful side storage cupboards.

## First Floor Landing

8'8" x 6'0" (2.64m x 1.83m)

Access to all bedrooms and family bathroom.

## Rear Double Bedroom One

11'5" x 10'10" (3.48m x 3.30m)

Nicely presented rear aspect double bedroom which enjoys marvellous views over the allotments and further afield towards open countryside. Range of sliding fitted wardrobes. Access to the loft space.

## Front Double Bedroom Two

11'2" x 10'10" (3.40m x 3.30m)

A second good sized well presented double bedroom with front aspect window. Range of built in wardrobes and cupboards provide excellent additional storage space.

## Front Single Bedroom Three

7'0" x 6'0" (2.13m x 1.83m)

A versatile third bedroom which could also be used as office/home working space.

## Superb Family Bathroom

6'6" x 5'10" (1.98m x 1.78m)

Splendid re-fitted family bathroom comprising of a 3 piece suite which includes a family bath with fountain taps, rainfall shower plus shower attachment and shower screen. Wash hand basin set in a wall hung vanity unit and low level WC. Anthracite heated towel rail.







### Outside

Front low stone boundary walling and wrought iron gate gives access block paved pathway to the front door and to the side leading to the rear of the property. Low maintenance front garden with multi colour stones and stone rockery areas. Low level hedge and attractive side border set with mature planting.

Enviably SOUTH FACING REAR LANDSCAPED GARDEN OVERLOOKING THE ALLOTMENTS AND ROOFTOP VIEWS TOWARDS COUNTRYSIDE Stone laid patio terrace with attractive rails provides a perfect space for outside enjoyment and relaxation to enjoy those early sun rises and evening sun sets!

Stepping to lower gardens which include a superb composite decking area with further seating space and family external fresco dining/enjoyment. Side low maintenance gravel stone and access to the lawns with stepping stone pathway and having an inset pond having feature water fountain. Extensive fenced perimeter boundaries. External lighting, electrical socket and water tap.



Footpath and secure gated access to the REAR DOUBLE DETACHED GARAGE with power and lighting. Could be used for office or home working if required or family summer house if preferred.

### Detached Double Garage

18'0" x 15'8" (5.49m x 4.78m)

Rear access to the DOUBLE DETACHED GARAGE with power, lighting and car charger.



### School catchment areas

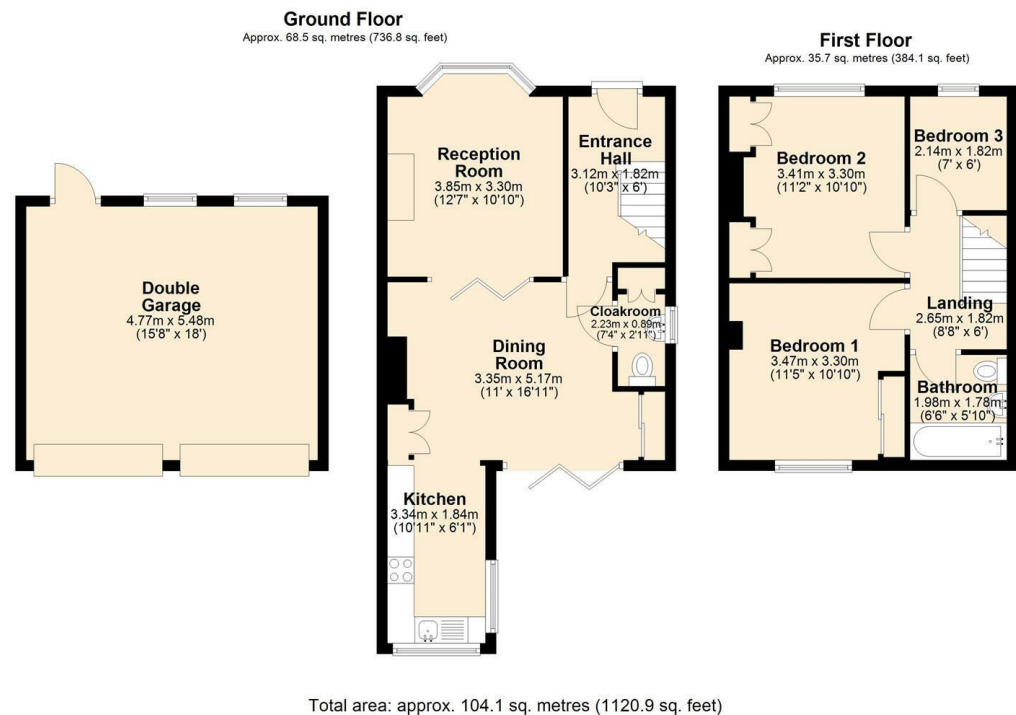
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



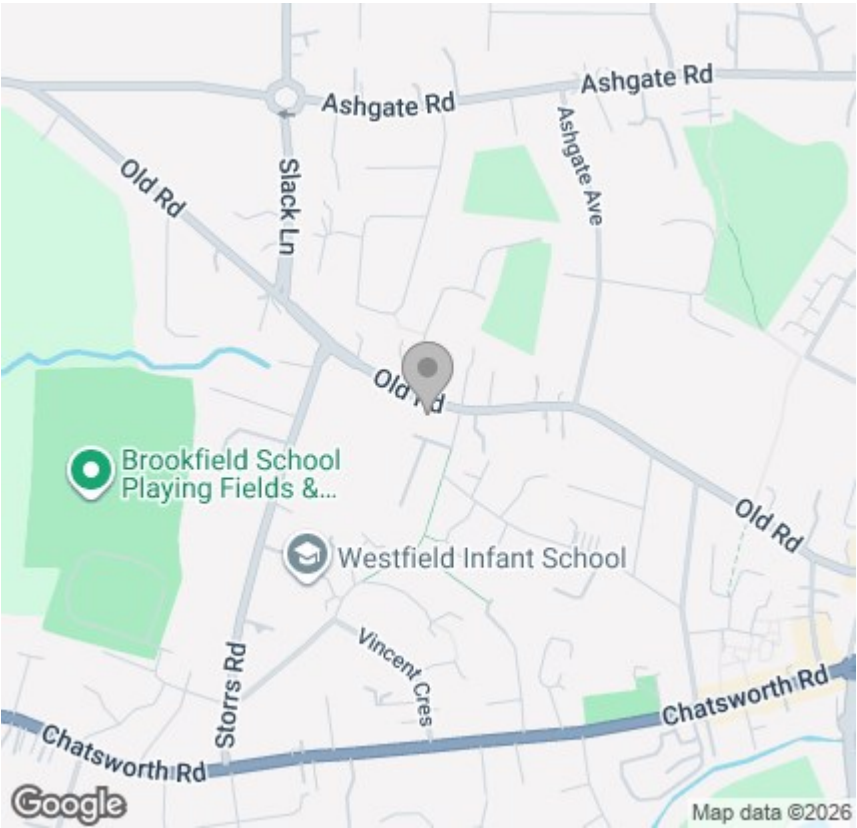
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan



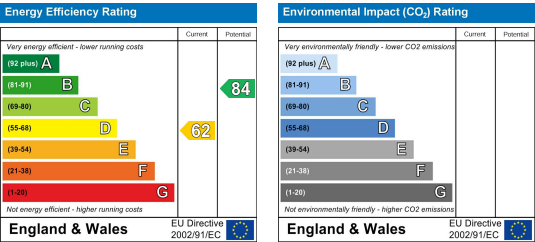
Area Map



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.

