



261 Manor Road, Brimington, Chesterfield, S43 1NS
£395,000



* SUBSTANTIAL FAMILY HOME WITH SEPARATE DETACHED ANNEXE TO REAR * FOUR DOUBLE BEDROOMS * TWO ENSUITES PLUS FAMILY BATHROOM * DOUBLE ASPECT LOUNGE/DINING ROOM WITH WOOD BURNING STOVE * SEPARATE FAMILY ROOM * FAMILY DINING KITCHEN * UTILITY ROOM * GROUND FLOOR CLOAKROOM/W.C. * LARGE PLOT WITH LOTS OF OFF STREET PARKING AND GARDENS * CLOSE TO AMENITIES & FACILITIES * NO UPWARD CHAIN

Situated on Manor Road in the charming area of Brimington, Chesterfield, this impressive family homes offers a perfect blend of modern living and spacious comfort.

The accommodation is positioned over three floors and briefly comprises: entrance hall with door to front elevation and giving access to the family room and double aspect lounge/dining room which has a central wood burning stove and double French doors leading to the rear garden. The dining room opens up to a comprehensively fitted family dining kitchen which has a utility and separate cloakroom/w.c. To the first floor there are three double bedrooms, one with ensuite facilities and there is also a family bathroom. A further impressive master bedroom suite with dressing areas and ensuite shower room is positioned to the second floor.

The property occupies an impressively-sized plot with gardens immediately to the rear and a driveway which provides ample off street parking and leads to the detached self-contained annexe and further gardens beyond.

It is also worth noting that the property benefits from gas fired central heating and UPVC double glazed windows and doors.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Entrance Hall

With entrance door and windows to front elevation, stairs to first floor accommodation and doors leading off to:

Double Aspect Living Room/Dining Room

27'6" x 12'9" (8.4m x 3.9m)

The Lounge and Dining Room have been knocked through to provide an exceptionally large double aspect room which has window to front elevation and French doors leading out to the rear garden. There is wood flooring throughout the room and a large central log burning and radiator.

Family Dining Kitchen

14'1" x 11'9" (4.3m x 3.6m)

A sizeable kitchen which has been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having integrated dishwasher and range oven with extractor over. There is also tiled flooring, a kickboard heater, housing for microwave, tiled flooring, double glazed window to rear elevation, access to utility room and door leading through to:

Family Room

11'9" x 10'9" (3.6m x 3.3m)

The separate reception room which is located to the front of the property with wood flooring and a large double glazed window and radiator.

Utility Room

11'1" (max) x 7'6" (3.4m (max) x 2.3m)

Leading off the kitchen and having space and plumbing for washing machine and tumble dryer, concealed within cupboarding. Also having continuation of the tiled flooring and having double glazed window to rear elevation and door to outside.

Cloakroom/WC

Complete with low flush WC and double glazed window to rear elevation.

FIRST FLOOR ACCOMMODATION

Landing

With doors leading to:

Bedroom Two

15'8" x 12'9" (4.8m x 3.9m)

An exceptionally good sized bedroom which is positioned to the rear of the property and has a range of fitted wardrobes providing ample hanging and storage facilities. Also having UPVC double glazed window to rear elevation and radiator.

En-Suite Bathroom

8'10" x 7'6" (2.7m x 2.3m)

Having been fitted with a four piece white suite comprising panelled bath, separate shower enclosure with fitted shower, low flush w.c. and

wash basin. Also having double glazed window to rear elevation, half height timber panelling, tiled flooring and radiator.

Bedroom Three

12'9" x 11'5" (3.9m x 3.5m)

Another double bedroom which is positioned to the front of the property has double glazed window and radiator.

Family Bathroom/WC

7'6" x 5'10" (2.3m x 1.8m)

A good sized family bathroom which has a three piece white suite comprising panelled bath, vanity unit with inset wash basin and storage below, low flush w.c. with concealed cistern, half height wall tiling, floor tiling, double glazed window to rear.

Bedroom Four

14'1" x 8'6" (4.3m x 2.6m)

Another double bedroom which has double glazed window to front elevation and radiator.

SECOND FLOOR

A door from the first floor landing leads to the:

Master Bedroom Suite

27'2" x 14'1" (8.3 x 4.3)

A cleverly created bedroom, positioned in the roof space with ample head room and skylight windows enjoying far reaching views. The room has ample has a comprehensive range of fitted eaves storage, inset ceiling spotlights and further double glazed window to the gable end.

Double doors lead through to:

En-Suite Shower Room/WC

Having a concealed entrance, the ensuite has been fitted with a white suite comprising low flush w.c., wash basin and shower enclosure with seating area. The room is predominantly tiled and has skylight window to rear and radiator.

SEPARATE SELF-CONTAINED ANNEXE

A completely separate annexe which is position to the rear of the property and accessed via further timber gates.

GROUND FLOOR

Games Room

20'11" x 17'4" (6.4m x 5.3m)

A multi-functional room which has two pairs of double glazed French doors to outside.

FIRST FLOOR

Accessed via double glazed entrance door to outside.

Stairs lead up to:

Open Plan Studio

17'4" x 15'8" (5.3m x 4.8m)

Open plan to provide sleeping, living and kitchen areas with double glazed bay window along with two further skylight windows. There kitchen area has been fitted with wall and base cupboard units with worksurfaces over and inset single drainer sink unit. There is also an electric oven and gas hob along with space and plumbing for washing machine and dishwasher.

Shower Room/WC

Having been fitted with a three piece suite comprising shower enclosure, low flush w.c., wash basin, skylight window, tiled flooring and radiator.

OUTSIDE

The property enjoys extremely good sized secure electronically-operated gated gardens which are perfect for the enjoyment of children and pets. Gardens immediately to the rear of the dwelling are mainly courtyard style and enjoy low maintenance. Further gardens to the rear are lawned and have flowering borders.

There is also ample off street parking for several vehicles to include cars, vans and motorhomes and a double car port/garage along with further covered entertaining space with roof storage.

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Rachael Grange or Lisa Griffiths 01246 232156 | rachael@wtparker.com

Services

We understand all mains services are connected to the Premises.

EPC

To Be Confirmed

Council Tax Banding

Band B

Local Authority & Planning

All enquiries should be directed to:

Chesterfield Borough Council

Town Hall

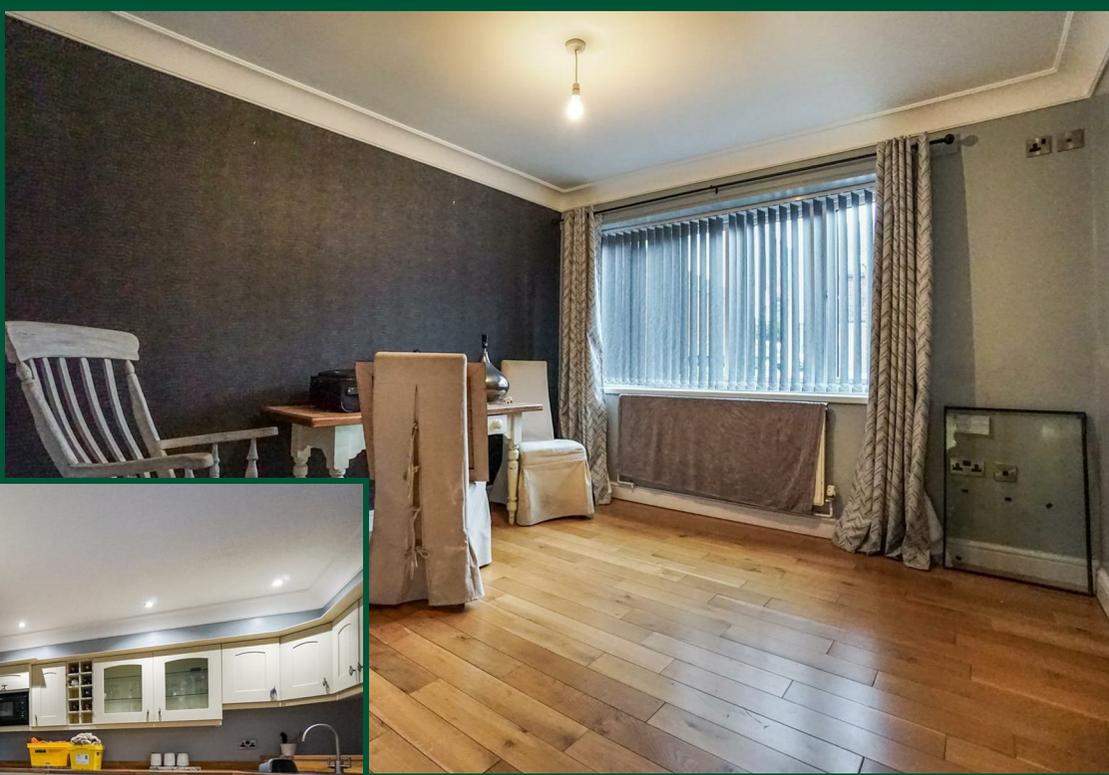
Rose Hill

Chesterfield

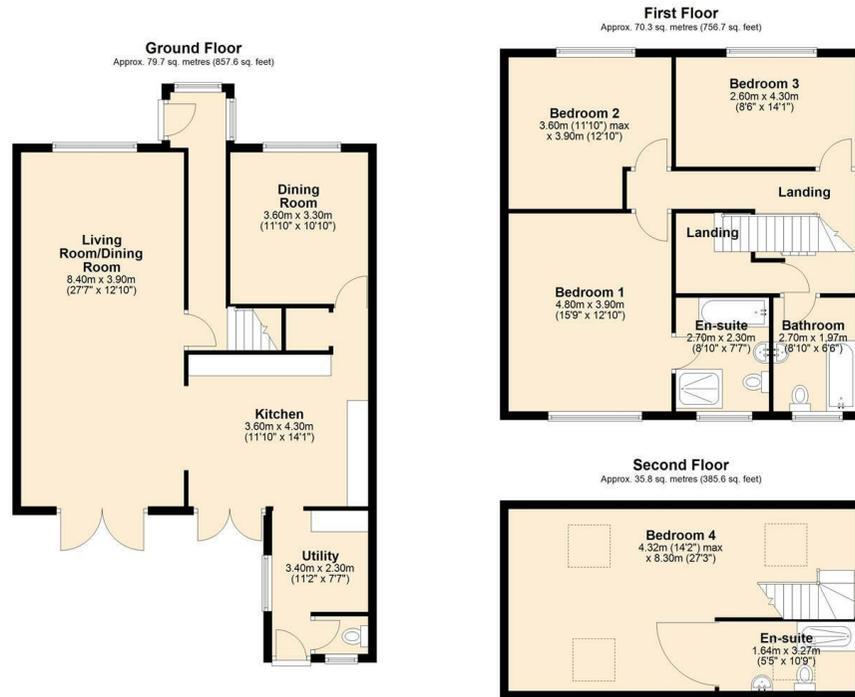
S40 1LP

Tel: 01246 345345

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Total area: approx. 185.6 sq. metres (1999.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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