



136 Brockwell Lane, Chesterfield, S40 4EF
£299,950



* FOUR BEDROOMS * HIGHLY SOUGHT AFTER LOCATION * LARGE PLOT * OFF STREET PARKING * FAR REACHING VIEWS * DOUBLE ASPECT LOUNGE/DINING ROOM * BREAKFAST KITCHEN * UTILITY * GROUND FLOOR W.C. * FIRST FLOOR SHOWER ROOM/W.C.

Occupying a sizeable plot with an expanse of lawned area to the rear and forecourt garden with off-street parking to the front, this traditional semi-detached home has been extended to the side and now provides four bedrooms, three of which have fitted bedroom furniture. To the ground floor there is a welcoming reception hall which gives access to the double aspect lounge/dining room and breakfast kitchen. Forming part of the extension, there is a double aspect utility/side lobby with useful cloakroom/w.c. off. In addition to the four bedrooms, there is also a shower room/w.c. to the first floor.

The property is positioned in a sought after part of Chesterfield which is only a few minutes from the town centre and also boasts catchment for highly reputed schools.

There is double glazed windows and doors throughout the property and there is a gas fired central heating system.

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



GROUND FLOOR ACCOMMODATION

Reception Hall

A welcoming reception hall which has UPVC double glazed door to front elevation, stairs to first floor accommodation, radiator and doors leading off to:

Double Aspect Lounge/Dining Room

19'1" x 11'1" (5.83m x 3.39m)

A lovely, bright, dual purpose reception room which has double glazed windows to front and rear elevations. Also having a feature fire surround with inset coal-effect gas fire, two radiators and door leading back through to the reception hall.

Breakfast Kitchen

12'4" x 8'7" (3.78m x 2.63m)

Enjoying far reaching views to the rear and beyond, this good sized breakfast kitchen has been fitted with a range of base and wall cupboard units with worksurfaces over and inset single drainer stainless steel mixer tap. Also having integrated appliances to include electric oven with gas hob and extractor hood over, dishwasher and fridge freezer, breakfast bar, ceramic tiled splashbacks, inset ceiling spotlights, understairs store/pantry, radiator and door leading through to:

Utility/Side Lobby

19'0" x 5'8" (approx) (5.8m x 1.75m (approx))

A useful extension with double glazed doors leading to both front and rear elevations. Also having storage cupboards along with space and plumbing for washing machine and tumble dryer. Door leading through to:

Ground Floor Cloakroom/WC

Having been fitted with a white suite comprising low flush w.c., wash hand basin and double glazed window to front elevation.

FIRST FLOOR ACCOMMODATION

Landing

Giving access to:

Bedroom One

11'1" x 10'5" (3.39m x 3.18m)

A good sized master bedroom which has a range of fitted wardrobes and drawers providing useful hanging and storage facilities.

Also having double glazed window to front elevation and radiator.

Bedroom Two

9'2" x 6'9" (2.81m x 2.08m)

Enjoying a rear aspect and having far reaching views through a double glazed window and also having fitted wardrobes and drawers along with radiator.

Bedroom Three

8'9" x 8'8" (2.67m x 2.66m)

With further fitted wardrobes and desk/dressing table, double glazed window to rear and radiator. There is also access to roof space.

Bedroom Four

18'1" x 5'4" (5.53m x 1.64m)

Forming part of the extension and having double glazed window to front and rear and radiator.

Shower Room/WC

Having been fitted with a white suite comprising large walk-in shower enclosure with fitted shower and glass screen, pedestal wash basin, low flush w.c., airing cupboard, ceramic wall tiling, heated towel rail and double glazed window to front elevation.

It is worth noting that it would be straight forward to replace the shower enclosure with a panelled bath and shower over, if required.

Outside

Gardens to the property are a particularly feature, especially to the rear. There is a forecourt front garden which has off street parking and shingled area leading down to the front of the house.

To the rear, there is a raised patio area which provides the perfect BBQ space and has steps leading down to the rear garden where there is a mass expanse of lawn with a mix of hedge and fenced boundaries along with mature shrubs and a timber garden shed.

There is also a double glazed door giving access to:

Basement

18'10" x 11'4" (5.76m x 3.47)

A great storage facility which has been tanked and has further potential for additional accommodation/office space, if required. This room also houses the gas central heating boiler which serves the domestic central heating system and hot water.

Viewing Arrangements

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

Lisa Griffiths | 01246 232156 | lisa@wtparker.com

Rachael Grange | 01246 232156 | rachael@wtparker.com

EPC

To be confirmed

Tenure

The Property is understood to be freehold, registered Title DY xxxxxx

Local Authority & Planning

All enquiries should be directed to:

Chesterfield Borough Council

Town Hall

Rose Hill

Chesterfield

S40 1LP

Tel: 01246 345345

Council Tax

Band C - Chesterfield Borough Council

Directional Note

From our office on Glumangate in the town centre, proceed out of Chesterfield along Saltergate passing Avenue House surgery on the right hand side and continuing through several sets of traffic lights until merging into Ashgate Road. Brockwell Road is then the second turning on the right hand side with number 136 being positioned on the left hand side, clearly identified by our For Sale board.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(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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