

wards
estate agents

24 Grove Gardens

Brimington, Chesterfield, S43 1QS

Offers in the region of £400,000

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Internal viewing is essential to fully appreciated this generously proportioned FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, situated on a superb corner plot with superb enclosed garden, front driveway with parking for up to 4 vehicles, original garage and extended garage! Located in this ever popular cul de sac setting with immediate access to local schools, shops, play park and road links leading to main commuter routes being A61 to Dronfield & Sheffield, A617 & M1 junction 29/29A

Immaculately presented interior benefits from gas central heating with Combi boiler, uPVC double glazing/facias/soffits/end ridges and comprises of entrance hall, cloakroom/WC, dining room, reception room with patio doors into the Conservatory and an impressive integrated breakfast kitchen with a quality range of 'Cappuccino' gloss units.

To the first floor principal double bedroom with built in wardrobes and spacious refitted en suite shower room, two further double bedrooms with built in wardrobes and a versatile 4th bedroom that could be used for office/home working. Splendid re-fitted family bathroom which is fully tiled and includes a 4 piece suite.

Front low brick walling surrounds this corner position and has a splendid tarmacadam driveway which provides surplus parking spaces for at least four vehicles and provides easy access to the original and extended garages.(Could be used for home working or ancillary living if required (Subject to Consents) Secure side gates and complimentary side pathways give access to the rear.





Generous rear enclosed and private gardens with superb block paved patio with inset stone circular feature and corner raised decking area with pergola which provides a perfect setting for family and social outside entertaining/enjoyment. Neat well kept lawn area with a low walling perimeter and raised beds which are full stocked with an abundance of shrubbery and plants.



Additional Information

Gas Central Heating-Baxi Combi Boiler- New in 2018 with 10 year warranty and is serviced
uPVC Double Glazed windows/facias/soffits/dry end ridges
Alarm and CCTV security cameras
Gross Internal Floor Area- 155.5 Sq.m/ 1673.3 Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area -Springwell Community College

Caravans are restricted from parking on the driveway

Entrance Hall

14'2" x 5'11" (4.32m x 1.80m)

Front uPVC entrance door with obscure glazed side panels. Useful under stairs store cupboard.













Cloakroom/WC
4'9" x 3'1" (1.45m x 0.94m)
Fully tiled and comprising of a 2 piece suite which includes a pedestal wash hand basin and low level WC. Tiled floor.

Stunning Breakfast Kitchen
15'1" x 8'9" (4.60m x 2.67m)
Impressive fitted kitchen with a quality range of 'Cappuccino' Gloss fronted base and wall units with curved edge finishes and including pull out larder store and corner carousel shelves. Integrated electric oven, microwave, hob and feature extractor fan above. Integrated dishwasher and fridge/freezer. Feature radiator, laminated flooring and rear uPVC door with obscure glazing that leads to the rear gardens.

Dining Room
13'4" x 8'9" (4.06m x 2.67m)
A second good sized reception room, currently used as dining room with front aspect bay window.

Reception Room
15'2" x 12'0" (4.62m x 3.66m)
Well proportioned family reception room with lovely contemporary fireplace having a gas-fire. Patio doors lead into the Conservatory.

Superb Conservatory
11'2" x 10'9" (3.40m x 3.28m)
New in 2016 and having fitted wall lighting, fitted window blinds and French doors onto the rar gardens.

First Floor Landing
9'8" x 4'10" (2.95m x 1.47m)
Access via a retractable ladder to the insulated loft space which has lighting, power and some boarding.

Principal Double Bedroom
15'1" x 12'8" (4.60m x 3.86m)
Nicely presented main double bedroom with front aspect window and two double built in wardrobes plus additional dressing area.

Spacious En - Suite
8'11" x 5'6" (2.72m x 1.68m)
Being fully tiled and comprising of a 3 piece suite which includes a large shower area with mains rainfall shower plus spray jets, pedestal wash hand basin and low level WC>

Rear Double Bedroom Two
13'11" x 8'7" (4.24m x 2.62m)
Second double bedroom with rear aspect window. Double build in wardrobe.

Rear Double Bedroom Three
9'10" x 8'2" (3.00m x 2.49m)
A further double bedroom with rear aspect window overlooking the gardens, also has a double built in wardrobe.

Rear Double Bedroom Four
9'10" x 7'0" (3.00m x 2.13m)
A versatile fourth bedroom which could also be used for office/ study or home working if required. Rear aspect window overlooking the gardens.

Luxury Family Bathroom
9'0" x 2'7" (2.74m x 0.79m)
Being fully tiled and comprising of a 4 piece suite which includes a family bath with fountain taps and shower spray, shower cubicle with mains shower, pedestal wash hand basin and low level W. Storage cupboard

Original Single Garage
16'4" x 8'5" (4.98m x 2.57m)
With lighting and power. Baxi Combi boiler installed in 2018 with 10 year warranty and is serviced.













Extended Garage
21'0" x 10'5" (6.40m x 3.18m)
With lighting, power, up and over door and rear personal door to the gardens. Stainless steel sink unit with hot and cold water. Range of base and wall units for storage. Additional roof storage. Separate electrical consumer unit. A versatile extension that could also be used for home working or ancillary living (subject to any further consents required)

Foundations to this garage have been laid to facilitate a 2 storey extension if required (subject to further consents)

Outside
Front low brick walling surrounds this corner position and has a splendid tarmacadam driveway which provides surplus parking spaces for at least four vehicles and provides easy access to the garages. Secure side gates and complimentary side pathways give access to the rear.

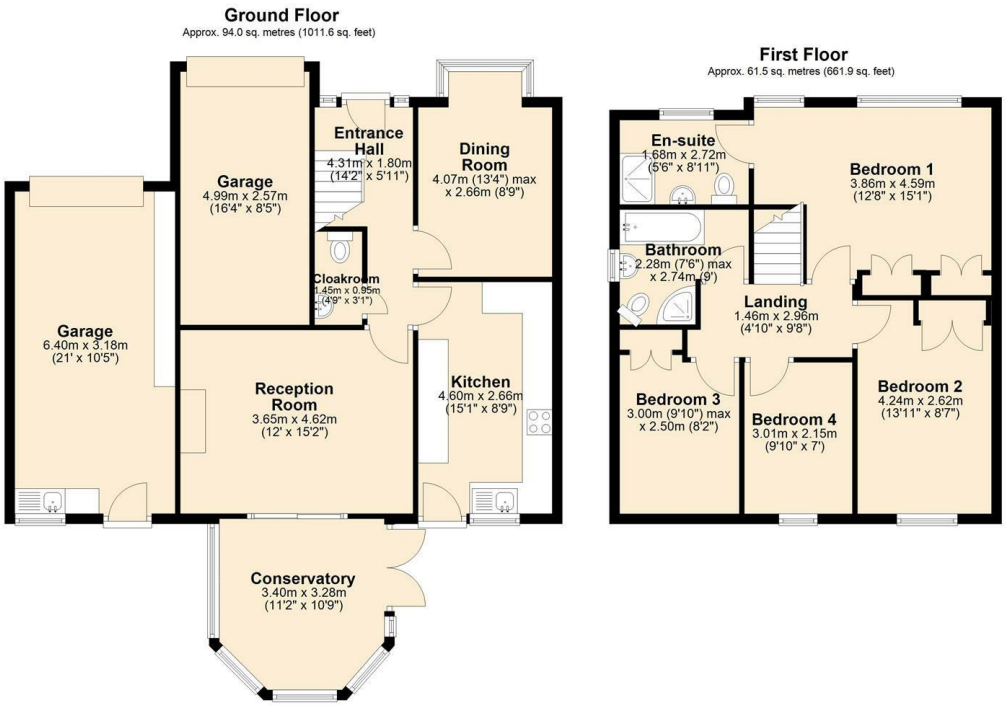
Generous rear enclosed and private gardens with superb block paved patio with inset stone circular feature and corner raised decking area with pergola which provides a perfect setting for family and social outside entertaining/enjoyment. Neat well kept lawn area with a low walling perimeter and raised beds which are full stocked with an abundance of shrubbery and plants. Corner Water feature with additional external electrical socket. Outside electrical sockets and water tap.

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.

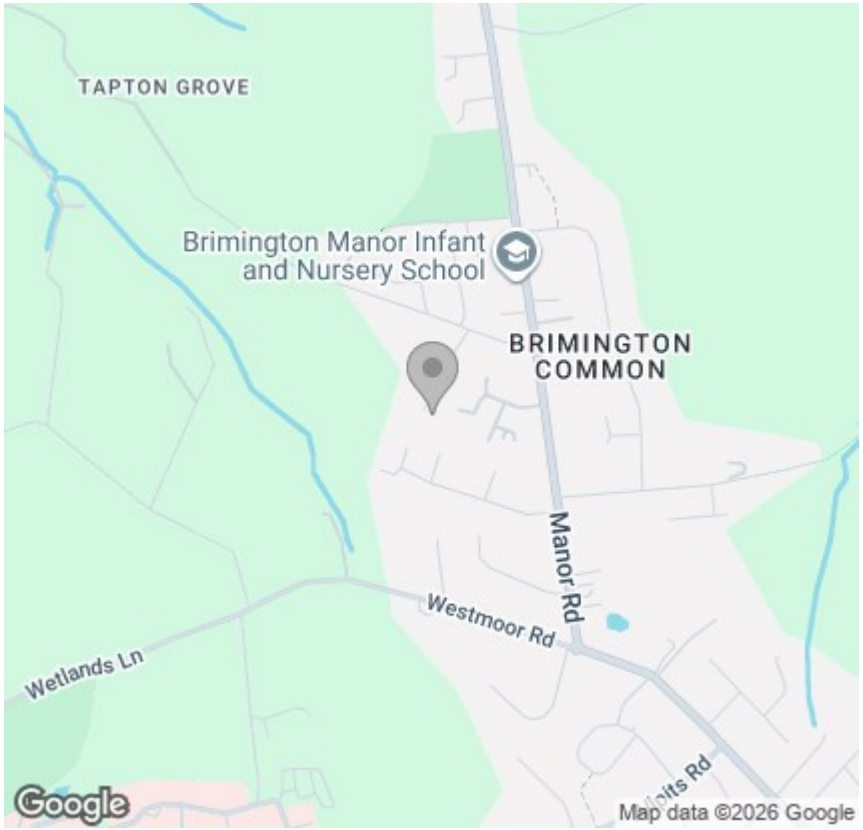
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 155.5 sq. metres (1673.5 sq. feet)

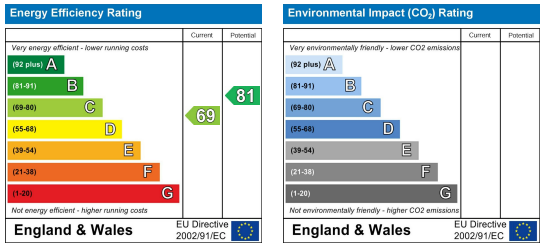
Area Map



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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