



21 Pondwell Drive, Brimington - S43 1PH  
£225,000



## 21 PONDWELL DRIVE

Brimington, Chesterfield

We are delighted to offer for sale, three bedroom detached home situated within a quiet cul-de-sac in the sought after residential area of Brimington. This property has excellent transport links to both Chesterfield and Sheffield. This home benefits from gas central heating (combi boiler is less than two years old) but does require a programme of refurbishment. To the ground floor there is an entrance hallway, sitting room, kitchen diner and sunroom. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from a lawned front garden, a driveway with space for three vehicles and a rear garden offering both patio and decking space. Viewing is Highly Recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Detached Property
- Parking for Three Vehicles
- UPVC Double Glazing & Gas Central Heating Throughout
- Good Sized, Easily Maintainable Garden





### Ground Floor

The property is accessed via a part-glazed, wood effect, uPVC door which leads into the

### Entrance Hallway

Dimensions: 1.30 x 1.86 (4'3" x 6'1"). With stairs leading up to the first floor, a part-glazed door opens into the

### Sitting Room

Dimensions: 3.58 x 4.08 (11'8" x 13'4"). A generously sized reception room featuring a large uPVC window to the front aspect and wood-laminate flooring throughout. From here, there is access to a useful understairs storage cupboard and a part-glazed door leads through to the

### Dining Kitchen

Dimensions: 4.57 x 3.17 (14'11" x 10'4"). The kitchen is appointed with a selection of wall, base and drawer units. A stainless-steel sink with a swan-neck mixer tap and drainer sit beneath a uPVC window overlooking the rear aspect. Additional features include an integrated electric oven with induction hob, along with space and plumbing for both a dishwasher and a washing machine. The room also offers ample space for a dining table and chairs, while uPVC patio doors provide access into the

### Sunroom

Dimensions: 4.15 x 1.85 (13'7" x 6'0"). With a sliding door which opens to the rear garden.



### First Floor

From the entrance hallway stairs rise to the first floor landing where doors open to the bathroom and three bedrooms. There is also access to the loft from here and a uPVC window to the side aspect.

### Bathroom

Dimensions: 1.84 x 1.87 (6'0" x 6'1"). Fitted with a three-piece suite comprising a dual-flush WC, a washbasin set within a vanity cabinet, and a panelled bath with a thermostatic shower over. An obscured-glass window to the rear aspect provides natural light while maintaining privacy.

### Bedroom Two

Dimensions: 2.63 x 3.41 (8'7" x 11'2"). From the landing the next door leads into the second bedroom, this is a good sized double bedroom with a uPVC window to face the rear aspect.

### Bedroom One

Dimensions: 2.51 x 3.85 (8'2" x 12'7"). Another good sized double bedroom with a uPVC window to face the front aspect.

### Bedroom Three

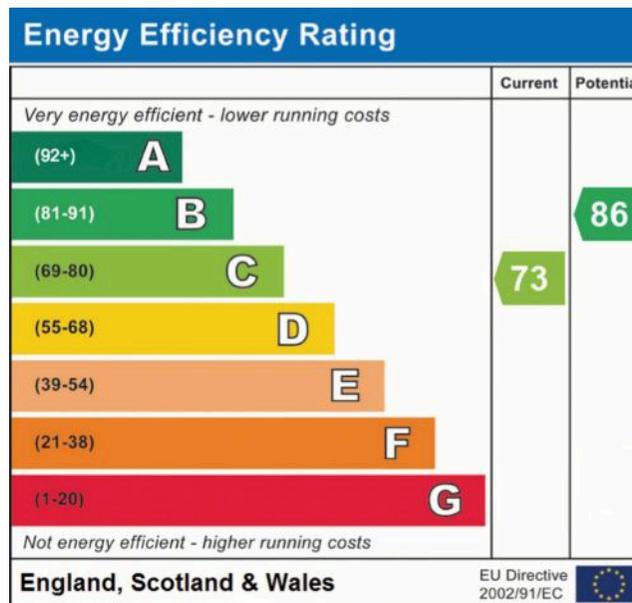
Dimensions: 2.00 x 2.34 (6'6" x 7'8"). Currently utilised as a storage room, this space could also serve as a home office or a single bedroom, depending on requirements. There is a uPVC window to the front aspect.

### Outside & Parking

A driveway to the side of the property provides parking for up to three vehicles and leads to a single garage with an electric up-and-over door. To the rear, the garden offers a generous outdoor space with patio area directly adjoining the house. The garden enjoys a good level of privacy to the rear and almost faces south and therefore enjoys a good level of sunlight throughout the day.

### Council Tax Information

We are informed by Chesterfield Borough Council that this home falls within Council Tax Band C which is currently £1988.29 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.





## GRANT'S OF DERBYSHIRE ESTATE AGENTS

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