



4 Westbourne Grove,  
Chesterfield, S40 3QD

OFFERS AROUND

£330,000

W  
WILKINS VARDY



## OFFERS AROUND

# £330,000

DETACHED BAY FRONTED DORMER BUNGALOW WITH SOUTH FACING REAR GARDEN

Offered for sale with no upward chain is this four double bedroomed, two bathroomed detached dormer bungalow which has been extended to the side and rear to provide 1664 sq.ft. of generously proportioned living space, together with off street parking and a south facing rear garden.

The property occupies a secluded cul-de-sac position in this sought after residential area, conveniently situated for the local amenities in Brampton and within Brookfield School catchment.

- Bay Fronted Dormer Bungalow
- Cul-de-Sac Position
- Generous Living Room
- Spacious Dining Kitchen
- Ground & First Floor
- Four Double Bedrooms
- Bathrooms
- Off Street Parking
- South Facing Rear Garden
- NO CHAIN
- EPC Rating: TBC

### General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC double glazed windows  
Gross internal floor area - 154.6 sq.m./1664 sq.ft,  
Council Tax Band - C  
Secondary School Catchment Area - Brookfield Community School

### On the Ground Floor

#### Entrance Hall

With staircase rising to the First Floor accommodation.

#### Bedroom One

12'11 x 11'9 (3.94m x 3.58m)  
A good sized bay fronted double bedroom having a range of built-in wardrobes along one wall.

#### Bedroom Two

12'11 x 11'3 (3.94m x 3.43m)  
A second good sized double bedroom with bay window overlooking the front garden.

#### Living Room

23'2 x 11'2 (7.06m x 3.40m)  
A most generous reception room having a feature fireplace with wood surround, tiled inset, hearth and fitted electric fire.  
French doors overlook and open onto the rear garden.

#### Bathroom

Being part tiled and fitted with a 4-piece suite comprising shower cubicle with electric shower, panelled bath with centre taps, pedestal wash hand basin and low flush WC.  
Stripped wood flooring.

#### Dining Kitchen

23'2 x 11'4 (7.06m x 3.45m)  
A spacious room, being part tiled and fitted with a range of polished wood wall, drawer and base units with granite work surfaces over, including a centre island unit  
Belfast sink with mixer tap.  
Space is provided for a range cooker.  
Tiled floor to the kitchen area and stripped wood flooring to the dining area.  
French doors overlook and open onto the rear patio.

#### Side Entrance/Utility Room

8'0 x 7'0 (2.44m x 2.13m)  
Having space and plumbing for an automatic washing machine.  
This room also has doors giving access to the front and rear of the property.

### On the First Floor

#### Landing

Having a Velux window and built-in eaves storage.

#### Bedroom Three

13'9 x 12'11 (4.19m x 3.94m)  
A rear facing double bedroom.

#### Bedroom Four

11'3 x 9'11 (3.43m x 3.02m)  
A double bedroom with Velux window and built-in eaves storage.

#### Bathroom

Being part tiled and fitted with a white 5-piece suite comprising panelled bath with centre mixer tap, pedestal wash hand basin, low flush WC, bidet and corner shower cubicle with mixer shower.  
Vinyl flooring and access to eaves storage.

#### Outside

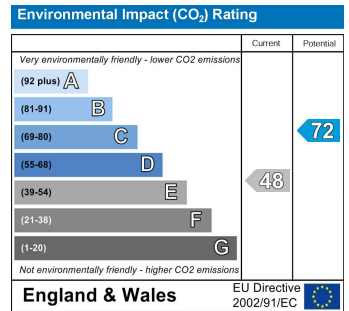
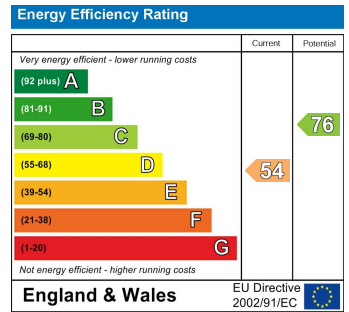
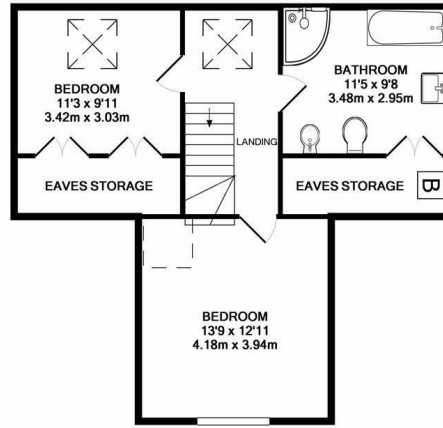
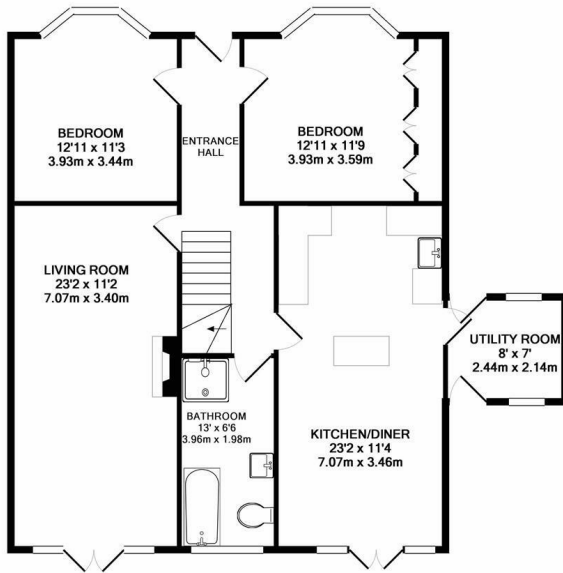
To the front of the property there is a block paved drive with dry stone wall and raised border, providing ample off street parking.

The enclosed south facing rear garden comprises of a paved patio with step up to a lawn with mature planted borders. There is also a further seating area with pagoda and a garden shed.









TOTAL APPROX. FLOOR AREA 1664 SQ.FT. (154.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, shower units, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

**BOLSOVER** | 14 Town End, Bolsover S44 6DT | **01246 241 806**

**CLAY CROSS** | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk