



wards
estate agents

2 Mayfield Road
Brampton, Chesterfield, S40 3AJ

Asking price £220,000

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OFFERED WITH NO CHAIN!

Absolutely Beautiful Period Bay Fronted Two Bedroom Semi Detached House, Located in this Sought After Residential Cul De Sac Position within Brookfield School Catchment.

Internal Viewing Is Imperative to fully appreciate the Superbly Presented & Refurbished Home with an Exceptionally High Standard of Fixtures & Fittings and Many Original Features Retained!

With Gas Central Heating and uPVC double glazing the accommodation includes Entrance Hall, Lounge with bay window & Portuguese Limestone Fireplace, Stunning Re-Fitted Breakfast Kitchen with Granite Worktops, Rear Large Conservatory with Poly Carbon Roof and door to Block Paved Sun Terrace. Two First Floor Double Bedrooms & Splendid 4 Piece Family Bathroom.

Low Stone Boundary Front Wall with Ample Car Standing Space for 2/3 Vehicles to the side driveway. Superb Indian Stone Patio & Enclosed Rear South Facing Landscaped Gardens.

Additional Information

Gas central heating- Potterton Combi Boiler Serviced
uPVC double glazed windows

Quality Internal Oak Doors with Chrome Furnishings

High Quality Internal Blinds Included

Gross internal floor area - 72.8 sq.m./ 784 sq.ft.

Council Tax Band - B

Secondary School Catchment Area - Brookfield Academy Trust

Front Composite Door

Entrance Hall

Stairs lead to the first floor.

Lounge

15'7 x 13'2 (4.75m x 4.01m)

A light and airy room with traditional bay to the front. Exquisite Portuguese Limestone Feature Fireplace with gas-fire. Original Picture Rails. Coving

Superbly Re-Fitted Kitchen

15'7 x 13'2 (4.75m x 4.01m)

Truly Splendid Quality Contemporary Fitted with a full range of Bespoke White Base, Wall Units and Larder Units with Curved Edges, Quality Granite Work Surfaces with Up-stands and Tiled Splash Backs. Composite sink unit with mixer tap. Integrated Fridge Freezer, Electric Oven, Gas Hob and Carbon Filtered Extractor. Concealed Lighting and Ceiling Sunken Spots. Space for the Washing Machine and Slimline Dishwasher. Feature Wall Radiator. Pantry Off with upgraded Consumer Unit. Internal Oak Door to the Conservatory.





Large Rear Conservatory

13'8" x 9'8" (4.17m x 2.95m)
Fully Insulated poly-carbonate roof. uPVC door to the rear block paved Sun Terrace. with steps to the lower garden. Quality fitted blinds.

Landing

With Access via a Retractable Ladder to the Insulated Loft Space

Front Master Double Bedroom

16' x 9'5" (4.88m x 2.87m)
Front facing aspect. Storage cupboard over the stairs with Potterton Combi Boiler.

Rear Bedroom Double

Rear aspect room with view of the rear landscaped gardens. Original picture rail.

Luxury Family Bathroom

Being Partly Tiled with Contemporary 4 Piece Bathroom comprising of Bath, Low Level WC, Pedestal Wash Hand Basin. Corner Shower Cubicle. Chrome Towel Rail. Wall mounted Mirror Vanity Cabinet.

Outside

Front low original stone boundary wall with small hedged feature garden area. Driveway to the side, providing ample car standing space for 2/3 vehicles. Side Gate and Feature stone wall lead to the rear.

Good sized fully enclosed rear landscaped gardens. Substantial fenced boundaries,

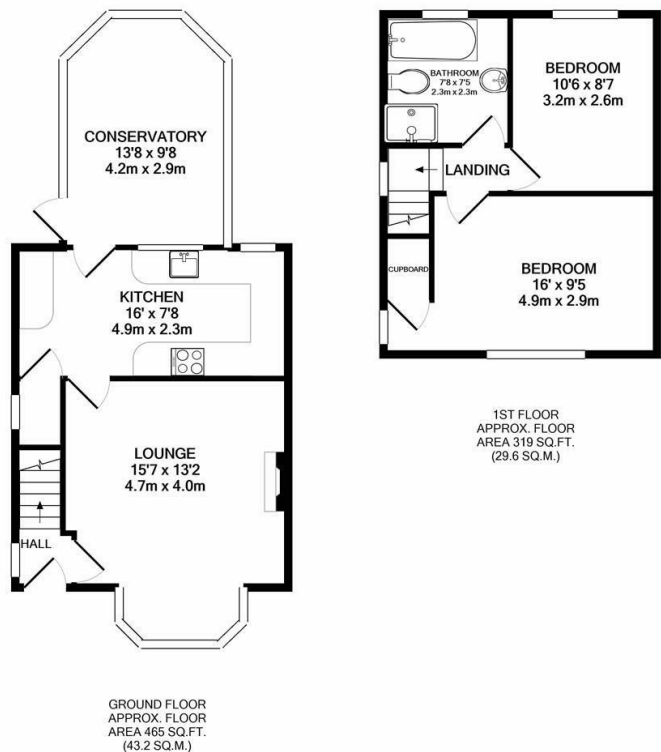


School catchment areas

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

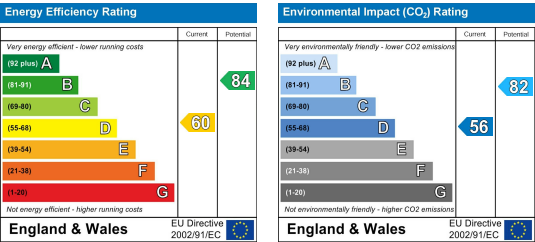


TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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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



Area Map



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, (space for more things to be added as custom) 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.

