



17 Hedley Drive,
Brimington, S43 1BF

£240,000

W
WILKINS VARDY

£240,000

EXTENDED DETACHED FAMILY HOME ON POPULAR CUL-DE-SAC

This delightful three bedroomed, two 'bathroomed' detached family home provides stylish and well appointed accommodation which includes a contemporary bespoke fitted kitchen, family bathroom with roll top bath and conservatory overlooking a west facing garden in this popular residential area, being well placed for accessing the various amenities in Brimington and also for routes into the Town Centre, Dronfield and Sheffield.

- Detached Family Home
- Two Reception Rooms
- Contemporary Fitted Kitchen
- En Suite & Family Bathroom
- EPC Rating: D
- Cul-de-Sac Position
- Brick/uPVC Conservatory
- Three Bedrooms
- Integral Garage
- Enclosed Rear Garden with Dutch Barn

General

Gas central heating (Alpha Combi Boiler)
uPVC double glazed windows and doors
Security alarm system
Gross internal floor area - 102.2 sq.m./1100 sq.ft. (including garage)
Council Tax Band - C
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

Storm Porch

With uPVC double glazed door opening into the ...

Entrance Hall

Fitted with a smoke alarm, carbon monoxide detector and having a staircase rising to the First Floor accommodation.

Living Room

16'3 x 11'7 (4.95m x 3.53m)
A good sized bay fronted reception room having a feature fireplace with ornate wood surround (the surround is available subject to separate negotiation), marble inset, hearth and fitted living flame coal effect gas fire.
An open archway leads through into the ...

Dining Room

9'5 x 8'11 (2.87m x 2.72m)
A rear facing reception room having a sliding patio door opening to the ...

Brick/uPVC Double Glazed Conservatory

9'0 x 8'11 (2.74m x 2.72m)
A lovely conservatory having a tiled floor and French doors which overlook and open onto the rear garden.

Contemporary Bespoke Kitchen

13'10 x 9'5 (4.22m x 2.87m)
Fitted with a range of bespoke mussel and charcoal hi-gloss wall and base units with complementary contrasting composite resin work surface and upstands with plastic clad splashbacks, including two pull out corner larder units.
Inset 1½ bowl quartz composite single drainer sink with waste disposal unit and pull out mixer tap.
Integrated appliances to include an AEG dishwasher, Hotpoint washer/dryer and a CDA 300 ml wine cooler.
Space and plumbing is provided for an American style fridge/freezer.
Space is provided for a range cooker with bespoke hand crafted tempered glass splashback and fitted extractor hood over.
Melbourne Slate Karndean flooring with triple insulated under floor heating.
Feature remote control lighting system.
A door gives access to a built-in under stair storage area and a further door opens into the integral garage.
A uPVC double glazed entrance door opens onto the side of the property.

On the First Floor

Landing

Fitted with two smoke alarms and also having a loft access hatch.

Master Bedroom

14'4 x 11'4 (4.37m x 3.45m)
A good sized front facing double bedroom having a built-in over stair storage cupboard. A folding door gives access into the ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, wash hand basin with storage unit below and low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Two

14'4 x 8'1 (4.37m x 2.46m)
A second good sized double bedroom with windows to the front and rear elevations.

Bedroom Three

9'4 x 8'0 (2.84m x 2.44m)
A rear facing small double bedroom, currently used as a study.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a roll top claw foot bath with bath/shower mixer tap, pedestal wash hand basin and low flush WC.
Pretorian marble tiled floor and downlighting.

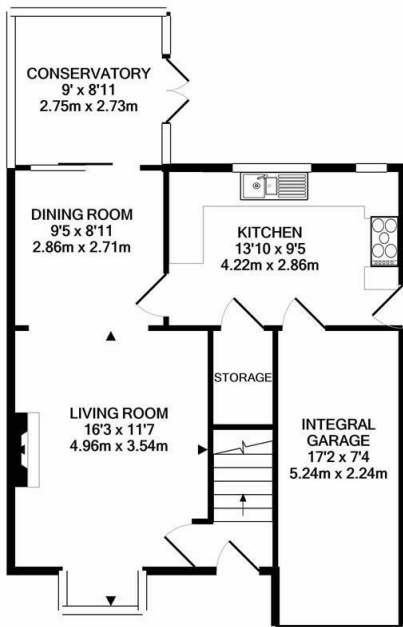
Outside

To the front of the property there is a lawned garden, alongside a block paved drive providing off street parking for up to three cars, leading to an integral garage having an 'up and over' door, Polybead insulation throughout, consumer unit (fitted in 2019), light, power and also housing the combi boiler.

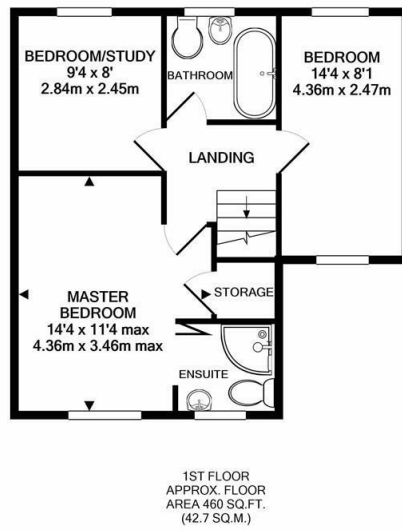
A side gate gives access to the enclosed rear garden which comprises of a decorative gravel and paved area, decorative paved patio and hardstanding suitable for a hot tub (available subject to separate negotiation). Beyond this, there is a lawned garden with further paved seating area. Remote control external lighting and external power points.

There is also a handmade bespoke dutch barn (available subject to separate negotiation) which is fully insulated and has double glazed windows, an auxillary consumer unit (fitted in 2019), light, power & USB points, space and plumbing for a washing machine with Saniflow pump unit and space for a tumble dryer.





GROUND FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 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.
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation agent network

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

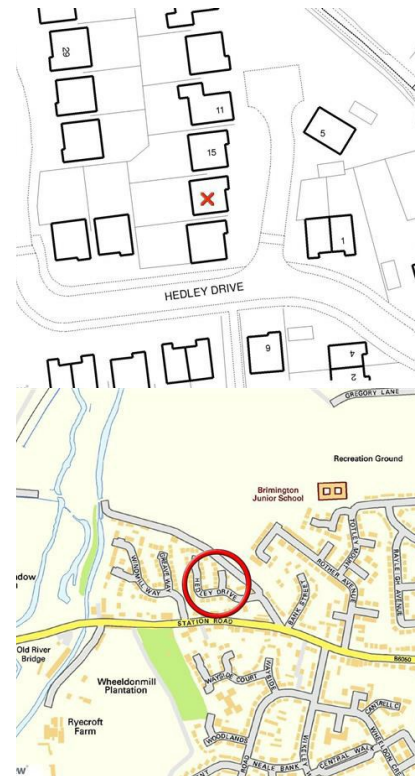
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College 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 Consultants.



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