



119 Brockwell Lane,
Brockwell, S40 4EH

£225,000

W
WILKINS VARDY

£225,000

GENEROUSLY PROPORTIONED FAMILY HOME WITH MODERN KITCHEN AND BATHROOM

This superb three bedroomed bay fronted semi detached house offers an impressive 936 sq.ft. of neutral and characterful accommodation, which includes two good sized reception rooms, a ground floor cloakroom and modern re-fitted kitchen and bathroom, together with a generous plot which adjoins Beechdale Close, giving potential to create additional parking or space for a detached garage within the rear plot.

The property is located in this popular residential area, within walking distance of the highly regarded Brockwell Junior School and within easy access to nearby shops and parks in Newbold and Loundsley Green, whilst being less than a mile from the Town Centre.

- Semi Detached House
- Two Reception Rooms
- Cloaks/WC
- Modern Family Bathroom
- Off Street Parkings & Gardens
- Generous Corner Plot
- Contemporary Kitchen
- Three Good Sized Bedrooms
- EPC Rating: D
- Popular Location

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Stripped and varnished wood internal doors with Bakerlite handles
Gross internal floor area - 87.0 sq.m./936 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into the ...

Entrance Hall

Fitted with laminate flooring and having a picture rail.
An open plan staircase with stripped and polished wood balustrade rises to the First Floor accommodation.

Cloaks/WC

Fitted with laminate flooring and having a high flush WC and corner wash hand basin.

Dining Room

12'1 x 10'6 (3.68m x 3.20m)
A good sized bay fronted reception room having a picture rail and the original wood flooring which has been stripped, polished and varnished.

Living Room

13'11 x 11'2 (4.24m x 3.40m)
A second good sized reception room having a picture rail and a feature ornamental exposed brick fireplace with wood surround and tiled hearth.
A sliding patio door overlooks and opens onto the rear garden.

Contemporary Breakfast Kitchen

14'4 x 7'7 (4.37m x 2.31m)
A dual aspect room fitted with a range of white hi-gloss handleless wall, drawer and base units with complementary work surfaces and upstands, including an island unit with solid wood work surface.
Inset sink with mixer tap.
Integrated appliances to include a dishwasher, microwave combi oven with warming drawer below, conventional oven and 4-ring induction hob with stainless steel splashback and extractor over.
Space and plumbing is provided for an automatic washing machine and there is space for a fridge/freezer.
Vinyl flooring.

On the First Floor

Landing

Having a picture rail and loft access hatch.

Bedroom One

11'2 x 10'7 (3.40m x 3.23m)
A rear facing double bedroom having a picture rail.

Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)
A front facing double bedroom having a picture rail.

Bedroom Three

10'9 x 8'2 (3.28m x 2.49m)
A good sized rear facing single bedroom having a picture rail.

Family Bathroom

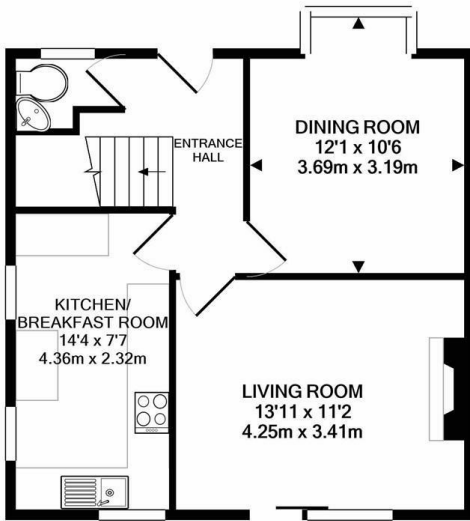
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.
Vinyl flooring.

Outside

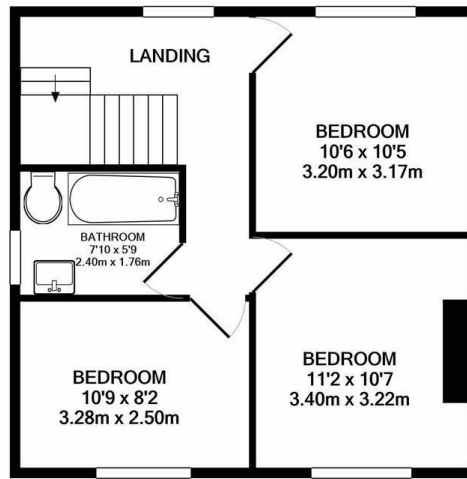
The property sits on a generous corner plot, having a lawned garden to the front with hedging and drystone wall boundary. Adjacent, there is a tarmac drive providing off street parking.

The rear garden is laid mainly to lawn with a paved patio area.





GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)



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

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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, 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 Outwood Academy Newbold 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

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