



Thorncroft, 487 Chatsworth Road,
Brampton, S40 3AU

OFFERS IN THE REGION OF

£399,950

W
WILKINS VARDY

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*** ALL SENSIBLE OFFERS CONSIDERED ***

FINE EDWARDIAN VILLA IN CHATSWORTH ROAD CONSERVATION AREA

This stunning four bedroomed semi detached bay fronted Edwardian property offers an impressive 1520 sq.ft. of accommodation over three storeys, which includes a versatile attic level with bedroom, dressing room/games room and en suite shower room, two good sized reception rooms and plenty of character features including original fireplaces and a fantastic entrance hall with leaded stained glazing and Minton tiled floor.

The property is located in this popular district of Chesterfield, being well placed for the various shops, cafes and bars on Chatsworth Road, within walking distance of Somersall Park and within the catchment area for Brookfield School.

- Period Semi Detached House
- Two Reception Rooms
- Breakfast Kitchen
- Three First Floor Bedrooms
- 4-Piece Family Bathroom
- Second Floor Bedroom with Dressing/Games Room & En Suite
- Detached Garage & Off Street Parking
- Gardens to Front and Rear
- Brookfield School Catchment
- EPC Rating: E

General

Gas central heating (Ideal Instinct Combi Boiler)
Wood framed double glazed windows
Security alarm systems to house and garage
Gross internal floor area - 139.2 sq.m./1499 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Brookfield Academy Trust

On the Ground Floor

French doors open into the ...

Entrance Porch

Having the original tiling. An original stained glass door with side panels opens into the ...

Spacious Entrance Hall

With original Minton tiled floor, coving and a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Dining Room

14'8 x 13'0 (4.47m x 3.96m)
A generous bay fronted reception room with window seating, coving, picture rail and a feature tiled cast iron fireplace with Edwardian fire surround, tiled hearth and inset living flame coal effect gas fire.

Living Room

14'3 x 11'11 (4.34m x 3.63m)
A lovely second reception room overlooking the rear garden having a picture rail, coving and a feature tiled cast iron fireplace with ornate surround and open grate.

Breakfast Kitchen

18'7 x 10'6 (5.66m x 3.20m)
Being part tiled and fitted with a range of pine wall, drawer and base units with complementary work surfaces over.
Inset Belfast sink with mixer tap and solid wood work surface either side.
Integrated dishwasher.
Space is provided for a range cooker with concealed extractor over, and there is space and plumbing for an automatic washing machine and american style fridge/freezer.
Tiled floor and coving.
A door gives access onto the rear garden.

On the First Floor

Landing

Having a built-in double cupboard. A door gives access to a staircase which rises to the Second Floor accommodation.

Bedroom One

13'0 x 11'11 (3.96m x 3.63m)
A good sized front facing double bedroom having coving and a range of built-in wardrobes with over head storage unit and vanity unit.

Bedroom Two

12'0 x 11'11 (3.66m x 3.63m)
A good sized rear facing double bedroom having coving and a feature cast iron fireplace with a tiled hearth.

Bedroom Three

12'0 x 10'9 (3.66m x 3.28m)
A good sized rear facing double bedroom having coving.

Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a freestanding roll top bath with clay feet and bath/shower central taps, shower cubicle with mixer shower, pedestal wash hand basin and high flush WC.
Tiled floor and coving.

On the Second Floor

Bedroom Four

12'10 x 11'11 (3.91m x 3.63m)
A double bedroom with dormer window and two single built-in wardrobes with over bed storage units. A door from here gives access into a ...

Dressing Room/Games Room/Study

13' x 10'9 (3.96m x 3.28m)
A good sized room fitted with laminate flooring and having built-in eaves storage and a gable end window. A further door opens to an ...

En Suite Shower Room

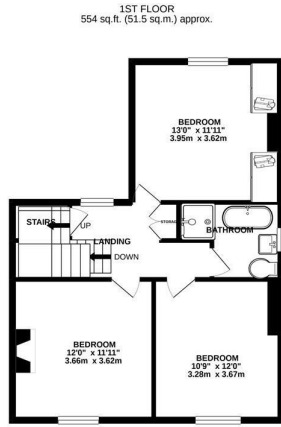
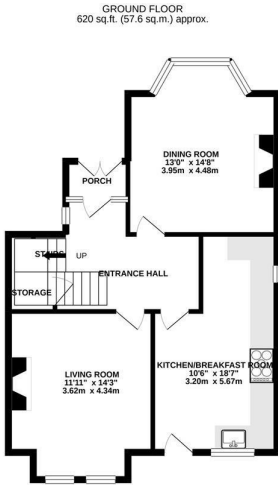
Installed in January 2021, being part tiled and fitted with a white suite comprising of a shower cubicle with mixer shower, wash hand basin with vanity unit below and a concealed cistern WC
Waterproof laminate flooring and downlighting.

Outside

To the front of the property there is a cast iron gate giving access to a shared pathway leading to the front entrance door, and a second gate gives access to a path which leads down the side and to the rear of the property. There is also a walled lawned garden with centre sun dial, shrubs and a tree.

To the rear of the property there is a well proportioned garden comprising of a paved patio and a lawn with shrubs and rockery, raised decking area with child's playhouse and garden pond with water feature. There are also two brick built outhouses (formerly the Outside WC and Wash House), one of which has light and power. Beyond the garden there is a detached brick built garage having light, power and its own security alarm which is accessed via a rear service road, where there are also double gates which open onto an Indian Stone driveway providing off street parking.





TOTAL FLOOR AREA: 1499 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(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		62
(39-54) E	34	
(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, 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.

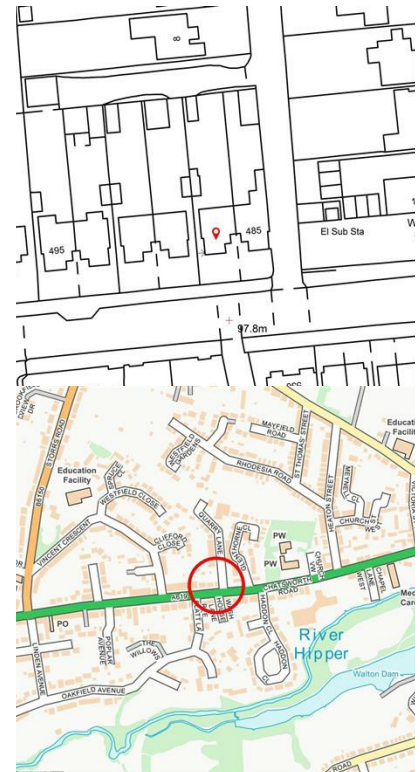
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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 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