



LINCOLN RALPH



# Birley Brook Drive, Upper Newbold, Chesterfield, S41

## DECEPTIVELY SPACIOUS FAMILY HOME! SOUGHT AFTER DEVELOPMENT! PERFECTLY LOCATED FOR AMENITIES

Take a peek at this deceptively spacious four bedroom detached family home. The dwelling is located on this sought after modern development and is ideally positioned to access a range of local amenities that include the highly regarded St Mary's Catholic High School. In addition it provides great access to Holme Brook Valley Park and is within a short drive of Linacre Reservoirs. The accommodation briefly comprises an entrance hallway, ground floor WC, lounge, dining room and a breakfast kitchen. To the first floor is a landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside there are well appointed rear gardens with off road parking being provided by a driveway and garage. Viewing is highly recommended!

**Entrance Hall** Having a front facing entrance door, wood effect laminate flooring, coving to the ceiling and a radiator. Stairs rise to the first floor and doors lead to the lounge, dining room, WC, kitchen and the garage.

**Lounge** 5.70 x 3.52. A spacious room with a modern wall mounted electric, front facing double glazed window, coving to the ceiling and a radiator.

**Dining Room** 3.57 x 2.47. Rear facing double glazed window, coving to the ceiling, wood effect laminate flooring and a radiator.

**Breakfast Kitchen** 3.91 x 4.69. (Both measurements are the maximum measurements with the first reducing to 2.29 and the latter reducing to 2.76) Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with extendable shower tap. There is an integrated five ring gas hob with extractor hood over, built in double electric oven, integrated dishwasher and washing machine along with space for an American style fridge freezer. Having tiling to splashback height, downlights to the ceiling, two rear facing double glazed windows, radiator and a double glazed entrance door opens to the rear garden.

**WC** Fitted with a white low flush WC, wash hand basin with tiling to splashback height, side facing double glazed window and a radiator.

**Landing** Having a side facing double glazed window, coving to the ceiling and two storage cupboards. Doors lead to the bedrooms and bathroom.

**Master Bedroom** 3.85 x 3.66. Fitted with a range of bedroom furniture, front facing double glazed bay window, downlights to the ceiling and a radiator. A door opens to the en-suite.

**En-Suite Shower Room** Fitted with a white suite comprising a shower cubicle with thermostatically controlled shower, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, side facing double glazed window, extractor fan and a heated chrome towel rail.

**Bedroom 2** 2.89 x 2.87. Having a built in wardrobe, coving to the ceiling, rear facing double glazed window and a radiator.

**Bedroom 3** 3.18 x 2.63. Rear facing double glazed window and a radiator.

**Bedroom 4** 2.93 x 2.74. Two front facing double glazed windows, coving to the ceiling and a radiator.

**Family Bathroom** 2.58 x 1.64. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the wall and floor, downlights to the ceiling, heated chrome towel rail and a side facing double glazed window.

**Outside** At the front is driveway that provides off road parking and in turn leads to an integral garage. At the rear is a well appointed and enclosed garden that enjoys a flagged patio with artificial lawn and a raised shrub border.

**Garage** Up and over door, power and lighting.



- Four Bedroom detached
- Deceptively spacious
- Garage & driveway
- Sought after location
- Well appointed rear garden
- Ideally located for local amenities
- Boasting two reception rooms
- Master bedroom with en-suite
- Viewing is highly recommended!

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

### Ground Floor



### First Floor

