



- Stunning Detached Residence
- Three Bedrooms
- Well Proportioned Accommodation
- Superbly Presented

21 Manor Avenue, Brimington, Chesterfield, derbyshire, S43 1NQ

Offers In Region Of £325,000

Andersons are delighted to offer to the open market this stunning, detached family home which is located in this highly desirable residential area. An internal inspection is highly recommended to appreciate the size and standard of accommodation and quality of fixtures and furnishings in this fabulous property. Offering well proportioned, versatile living accommodation over two floors, including a stunning open plan kitchen/living/dining room. The property has been refurbished the highest standards and has been individually designed to provide a stylish and contemporary home, which benefits from uPVC double glazing throughout including 4m Bi-Fold doors, some under floor heating, gas fired central heating (installed 2019), re wire (2019), contemporary bathroom and a superb designer kitchen with high quality integrated appliances.

Property Description

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Having a front facing timber door with single glazed side panels opens to this entrance porch, which has tiled flooring. A second timber door with leaded and stained glazed panel and single glazed side panels opens into an impressive hallway.

ENTRANCE HALL

The most welcoming of reception areas which provide access to the ground floor accommodation and benefits from herringbone 'Amtico' flooring, a nickel affect retro style central heating radiator, a side facing UPVC double glazed window and staircase leading to 1st floor accommodation.

CLOAKROOM W/C

A useful and practical addition to any family home, benefiting from a white two piece suite comprising the low flush WC and vanity corner wash hand basin. There is also a side facing UPVC double glazed window, tiled floor and extractor fan.

LIVING ROOM

13' 10" x 11' 10" (4.24m x 3.63m)

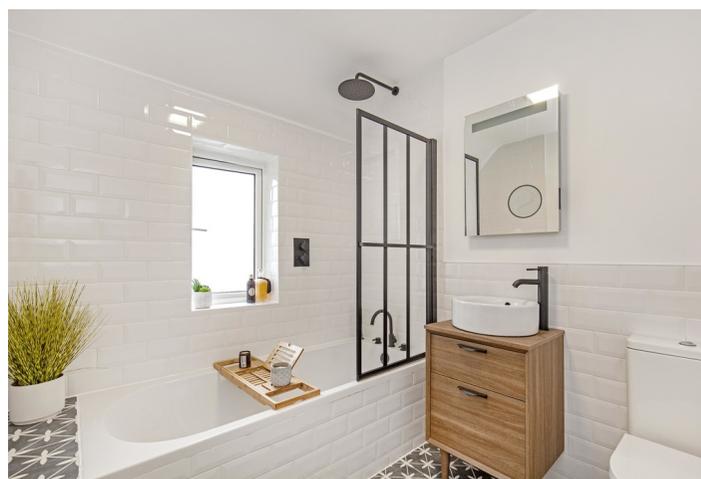
A superbly presented and well proportioned reception room which benefits from a living flame gas fire with timber surround and granite hearth. There is also coving to the ceiling, a UPVC double glazed window with a leaded and stained top lights and a retro style central heating radiator.

OPEN PLN KITCHEN LIVING DINING ROOM

24' 0" x 19' 0" (7.34m x 5.8m)

Walking into the open plan Kitchen/Diner/lounge at the rear of the property offers the real 'WOW' factor, more so in this room than any other. You can see that no expense has been spared to create this amazing family space it's size, quality of fixtures and finishing and amount of light which allows this property to stand out from its competition. The truly stunning kitchen has been designed to combine the most practical of areas with cutting edge design and innovation. The kitchen area is fitted with a





comprehensive range of twin toned units above and below Quartz work surfaces, with complimentary up stands. Incorporating a ceramic single bowl sink with swan neck Flexi hose tap, a white four ring induction hob, pop up extractor fan, Electric oven, wine fridge, dishwasher, washing machine and tumble dryer. The whole room benefits from underfloor heating, Amtico flooring, recessed LED lights to the ceiling, LED under lighting to the units, large pantry cupboard three Velux skylights and a side facing UPVC double glazed window with quartz sill. In the dining area there is a fantastic built in drinks cabinet, with ample storage, quartz preparation area and mirror tiled back. In the lounge area there is a duel fuel stove which sits on a leathered granite hearth making this a lovey cosy area with the larger open plan space. 4m wide anthracite grey aluminium bi fold doors lead out onto the good sized rear garden.

FIRST FLOOR

LANDING

Having a spindle balustrade, loft access and a side facing UPVC double glazed window.

BEDROOM ONE

13' 10" x 11' 10" (4.24m x 3.63m)

A stylishly presented bedroom with a front facing UPVC double glazed window, picture rail, retro style central heating radiator and a range of fitted wardrobes which benefit from hanging, shelf and overhead storage.

BEDROOM TWO

11' 11" x 10' 9" (3.64m x 3.30m)

A further good sized bedroom which is fitted with wardrobes to either side of the chimney breast. There is a picture rail, a central heating radiator and a rear facing UPVC double glazed window which benefits from views over rooftops and onto open countryside.

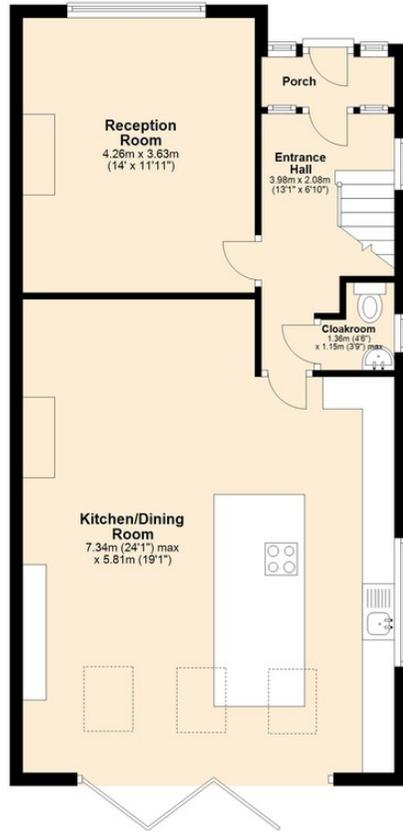
BEDROOM THREE

6' 10" x 6' 9" (2.09m x 2.08m)

With a rear facing UPVC double glazed window which also enjoys an open aspect and a central heating radiator.

Ground Floor

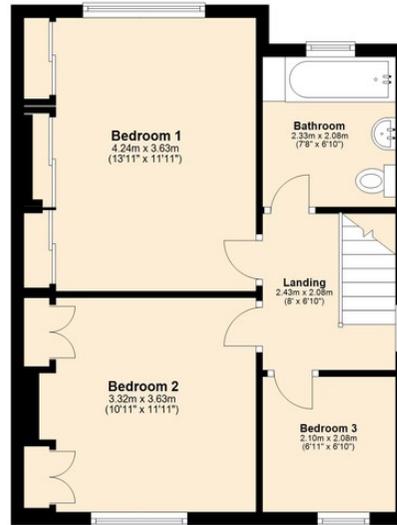
Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



BATHROOM

A stylish and contemporary bathroom fitted with a three-piece suite comprising of a vanity wash hand basin, a low flush WC and panelled bath with matte black daisy head shower and complimentary shower screen. There are also Geometric patterned floor tiles, white ceramic tiled splash back's, an extractor fan and a matte black ladder style towel radiator.

OUTSIDE

To the front of the property is a walled boundary behind which is an area of block paved car hard standing. This continues down the side of the property offering further car standing or bin storage space and in turn leads to a fence and secure timber gate. This gate leads to the rear garden where there is a good size lawn, Indian stone paved patio area, raised composite deck area ideal for entertaining all enclosed by timber fencing. There is a timber shed 10' x 10' proving excellent storage potential.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements