



Offers In The Region Of £285,000

- Detached 2 Bed Bungalow
- No Chain
- Freshly Decorated Throughout
- Viewing Highly Recommended
- Well Maintained throughout
- Gas Central Heating & Double Glazing
- Highly Popular Walton Location
- Off Street Parking
- Newly Fitted Carpets
- Bus Route With Good Access to Chesterfield Town Centre

Holbeach Drive, Walton, S40 3RP

 2  1  1  D

Council Tax Band: C





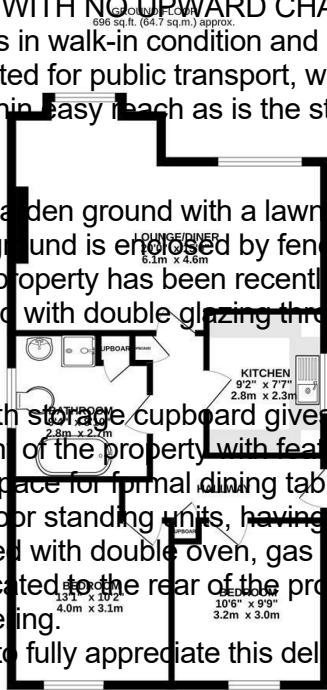
**** OFFERED TO THE MARKET WITH NO UPWARD CHAIN ****

This **DETACHED BUNGALOW** is in walk-in condition and is situated in the ever popular location of Walton. The property is well located for public transport, walks and local shops and amenities, Chesterfield and Matlock are within easy reach as is the stunning peak district, with good access to the M1.

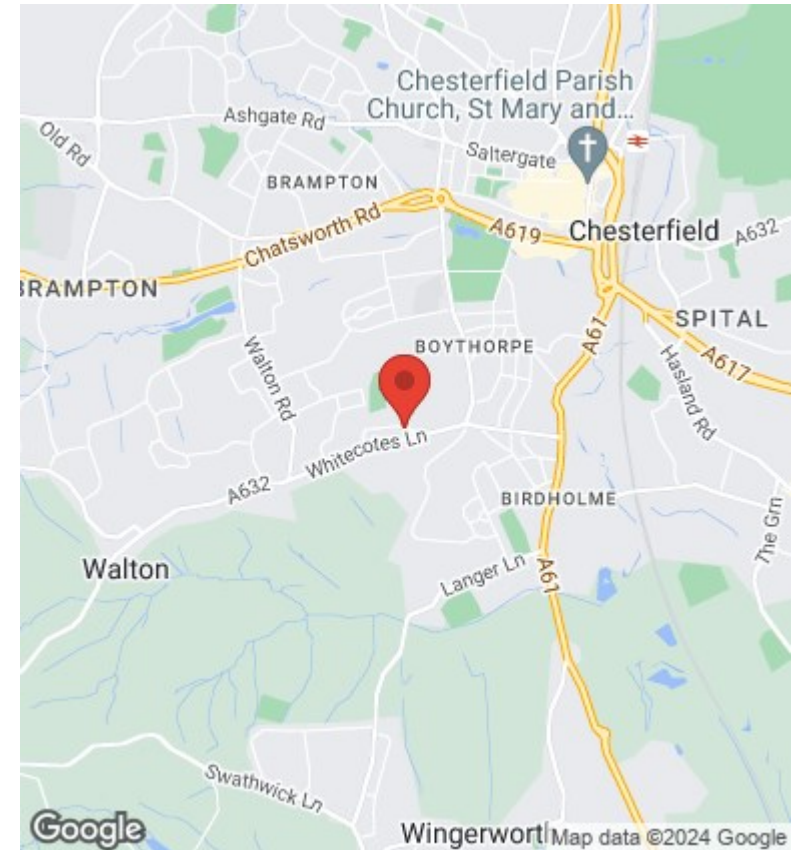
This home nestles amidst level garden ground with a lawn to front and a driveway providing off street parking. The rear garden ground is enclosed by fencing with a patio area for outdoor entertaining and lawn area. The property has been recently decorated throughout with newly fitted carpets and floor coverings. Fitted with double glazing throughout and warmth is provided by gas central heating.

Welcoming reception hallway with storage cupboard gives access to all accommodation, the lounge diner is located to the front of the property with feature fire surround on the focal wall, box bay window formation and floorspace for formal dining table & chairs. The kitchen is well fitted with a number of wall mounted and floor standing units, having complimentary worksurface with ceramic tiling to splash back, fitted with double oven, gas hob, space for washing machine and fridge. The two bedrooms are located to the rear of the property both have been freshly decorated with newly fitted carpet floor covering. Viewing is highly recommended to fully appreciate this delightful Bungalow.

The property tenure is freehold and sits in council tax band C.



TOTAL FLOOR AREA: 696 sq ft. (64.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of desks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or efficiency. See EPC for details.
Made with Lettoplan 12/2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(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	

Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

Council Tax Band

B