



Offers In The Region Of £430,000

- 4 Double bedrooms
- Generous garden with patio seating area
- Master bedroom with ensuite
- Large plot
- Utility room and downstairs Wc
- Popular location of Walton
- Double garage
- 2 Reception rooms
- Ideal family home

30 Hoylake Avenue, Chesterfield S40 3NQ

4 3 2

Council Tax Band: E





Located on Hoylake avenue in the popular area of Walton, Chesterfield, this impressive detached house boasts over 1800 sqft and offers a perfect blend of space and comfort for modern family living. With four generously sized bedrooms, large garden and 2 reception rooms this property is ideal for families seeking room to grow.

One of the standout features of this home is generous plot it is situated on. With extensive parking available for multiple vehicles, a double garage and large garden to the front. To the rear is a generous garden complete with a patio area off the dining room ideal for entertaining and relaxing. There is a good sized lawn, perfect for playing, and a further patio area behind the garage which currently houses a greenhouse.

The house boasts two inviting reception rooms, with the lounge to the front with sliding doors leading into the dining room, with patio doors, to the rear. The kitchen diner sits alongside the dining room and has potential to be knocked through to create a large family space. There is also a downstairs Wc and a utility/laundry room.

On the 1st floor the main bedroom has fitted wardrobes and an ensuite shower room. The second largest bedroom, also situated to the front, has integrated storage. There are two further double bedrooms with views out over the garden. The family bathroom has a modern white suite and tiles with a shower over the bath.

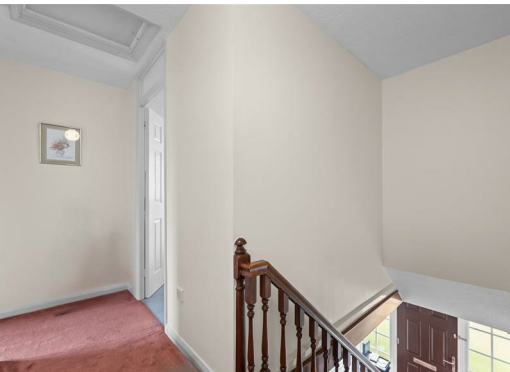
General notes:

The property tenure is freehold

Gas central heating and double glazing

Local authority tax band E







DETAILS
Total area: 1807.68 sq ft
Living area: 1384.15 sq ft
Floors: 2
Rooms: 19

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This floorplan is provided without any warranty.
The actual size of dimensions may vary and this
floorplan is intended for illustrative purposes
only.

0' 4' 8' 12' 1:97

▼ Ground Floor

TOTAL AREA: 1003.01 sq ft • LIVING AREA:
771.72 sq ft • ROOMS: 10



▼ 1st Floor

TOTAL AREA: 804.67 sq ft • LIVING AREA: 612.43 sq ft •
ROOMS: 9

