







22 Somersby Avenue

Walton • Chesterfield • S42 7LY

£399,950

Spacious Four-Bedroom Detached Family Home in Walton. Occupying a generous corner plot with gardens wrapping around three sides, this detached family home offers well-balanced living spaces for both functionality and comfort. The property is ideally situated in the sought-after suburb of Walton, providing convenient access to local amenities. Upon entering, the hallway creates a welcoming first impression, leading directly to a front-facing dining room. With ample space for a large dining table, this room is ideal for hosting gatherings or enjoying family meals. The kitchen is equipped with a fitted oven, microwave, gas hob, and extractor, along with generous worktop areas and storage. Adjacent to the kitchen, the utility room provides additional space for appliances and household storage. The utility room connects seamlessly to the conservatory, a bright and airy space that overlooks the garden, perfect for relaxation or entertaining. The ground floor also features a well-sized lounge positioned at the rear of the property. Large windows allow plenty of natural light to filter through, while patio doors provide direct access to the garden. This versatile living area can comfortably accommodate both seating and entertainment spaces. Completing the ground floor is a conveniently located WC. Upstairs, the first floor hosts four double bedrooms, all offering generous proportions. The principal bedroom includes fitted wardrobes, providing practical storage without compromising space. The fourth bedroom features a built-in storage cupboard, adding to the home's efficient layout. The family bathroom comprises a three-piece suite with a shower over bath, toilet, and sink, designed for convenience. Outside, the property benefits from well-maintained gardens that span three sides, offering multiple seating areas to enjoy different times of the day. A detached garage sits at the side of the property, along with a driveway that can accommodate multiple vehicles. The combination of outdoor space, off-road parking, and garage storage makes this home well-suited for families requiring both flexibility and practicality. Walton is a highly desirable suburb, located near the edge of the Peak District National Park, which provides access to scenic walking routes and outdoor activities. The area is well-served by local shops, cafés, and bars, offering a variety of leisure and dining options. The property falls within the Brookfield Community School catchment area and benefits from excellent transport links, with essential bus routes and commuter connections ensuring accessibility to nearby towns and easy access to Sheffield.



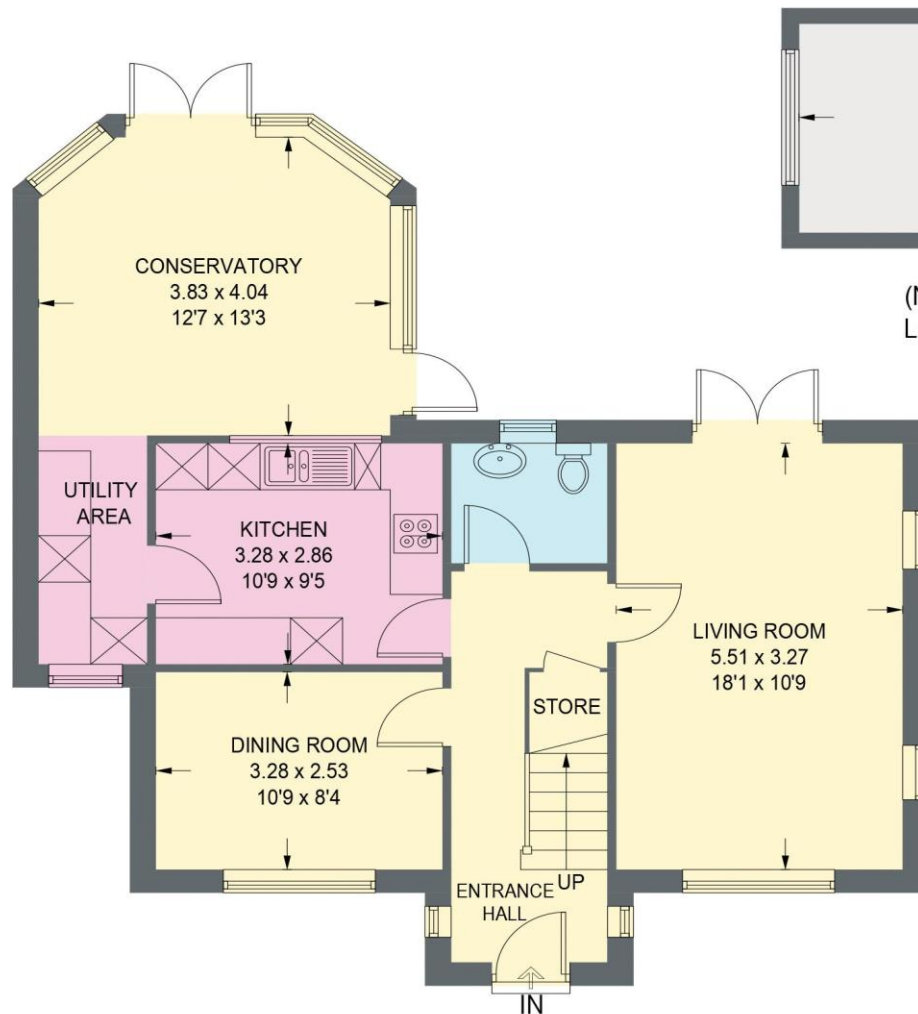


- Detached Family House
- Detached Garage
- Large Corner Plot
- Four Bedroomed
- Three Reception Rooms
- Kitchen & Utility Room
- Well Maintained Throughout
- Brookfield Community School – Catchment Area
- Close To Shops & Amenities
- EPC Rating: TBC / Council Tax Band D

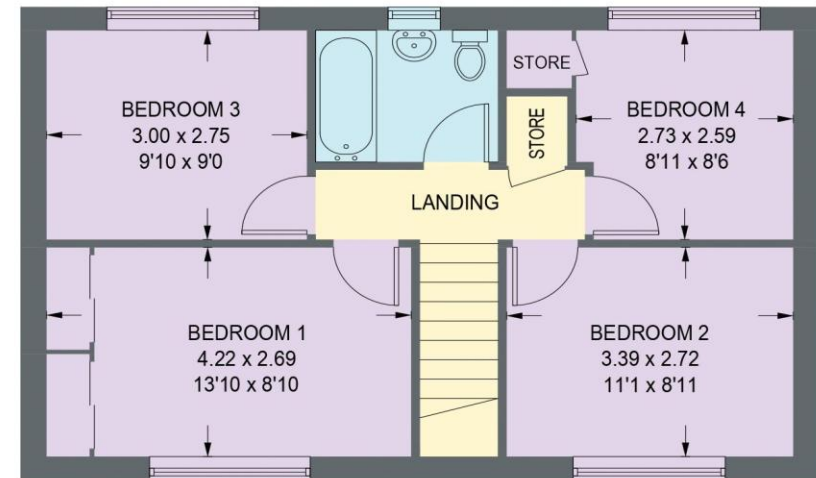


22 SOMERSBY AVENUE

APPROXIMATE GROSS INTERNAL AREA = 130.1 SQ M / 1400.2 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
82.1 SQ M / 884.2 SQ FT



FIRST FLOOR = 47.9 SQ M / 515.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1190744)

