







14 Errington Road

Walton • Chesterfield • S40 3EP

£300,000

A beautifully modernised three-bedroom semi-detached home set within the highly desirable area of Walton. Ideally positioned for local amenities and within easy reach of Chesterfield town centre, the property also enjoys convenient access to countryside walks, Queen's Park, and a selection of well-regarded schools, making it an excellent choice for families and couples alike. You are welcomed into a stylish hallway featuring contemporary side wall panelling that creates an inviting first impression. From here, the home flows into the open lounge-diner, also enhanced by panelling, offering a spacious living area that extends naturally into the dining space with room for a table. Sliding doors from the dining area open into the conservatory, which in turn provides further sliding-door access to the rear garden. The ground floor also includes a well-appointed kitchen fitted with shaker-style cupboards, integrated appliances and space for freestanding items. From the kitchen, you can access both the downstairs WC and a side door leading outside. Upstairs, the main double bedroom is positioned at the rear and features panelling and fitted wardrobes. The second double bedroom faces the front of the property, while the third bedroom, a generous single also suited to use as a home office, overlooks the rear. The modern family bathroom offers a bath, sink, and separate shower cubicle, with a separate WC completing the first floor. Externally, the property benefits from a great-sized family garden. A raised decking area at the front leads down via steps to an enclosed lawned garden, providing plenty of outdoor space for enjoyment. To the front, there is driveway parking, also fitted with an EV charger, and a pebbled area, with a small side gate leading through to the rear and on to the detached garage.





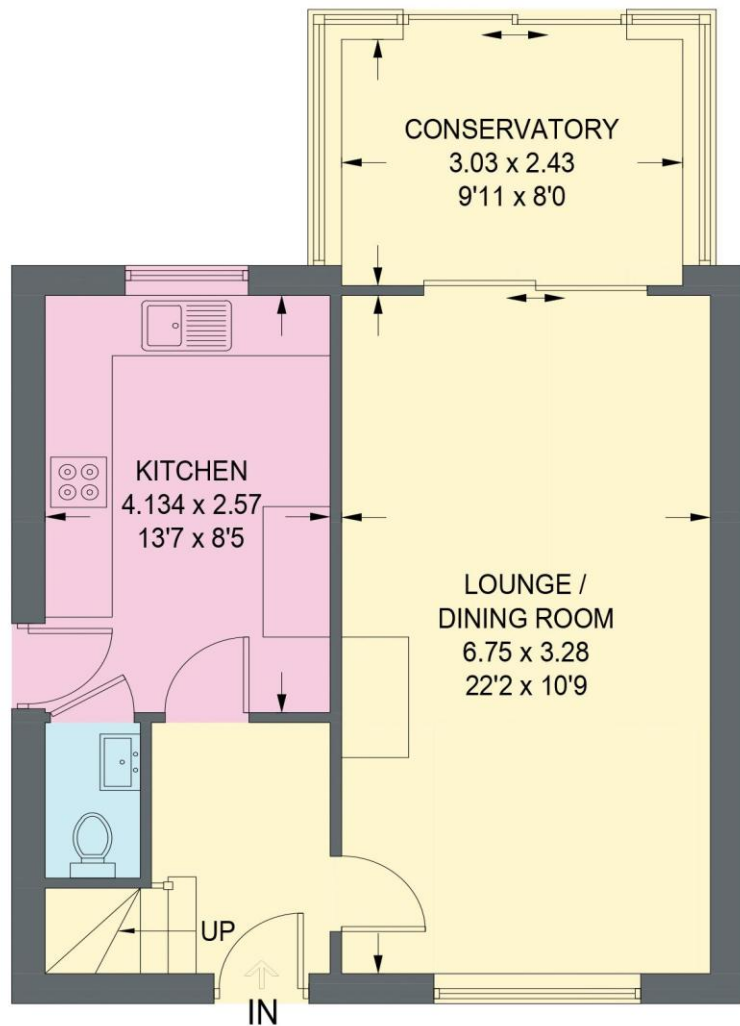
- Three Bedroom Semi Detached House
- Desirable Location Close to Town Centre
- Modernised Throughout - Ready to Move Into
- Spacious Open Lounge Diner
- Sliding Doors into the Conservatory

- Shaker Style Kitchen & Downstairs WC
- Modern Family Bathroom w/ Bath & Separate Shower
- Large Family Rear Garden & Decking
- Driveway and Detached Garage
- Council Tax Band B/EPC Rating D

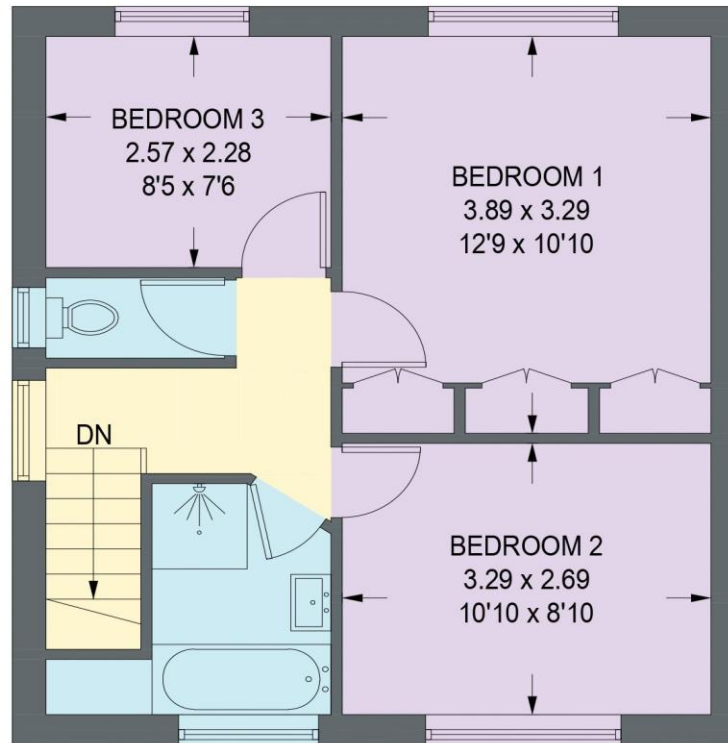


14 ERRINGTON ROAD

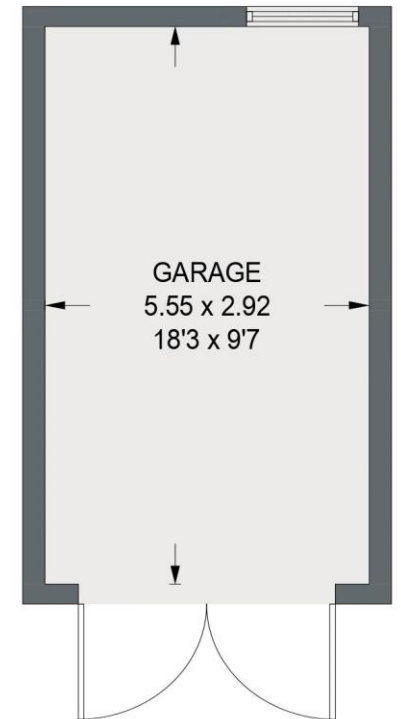
APPROXIMATE GROSS INTERNAL AREA = 104.0 SQ M / 1119.7 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
64.1 SQ M / 689.6 SQ FT



FIRST FLOOR
40.0 SQ M / 430.1 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1271889)

