



Walgrove Road, Walton, Chesterfield, Derbyshire S40 2DR

5

4

2

EPC

C

£595,000

PINEWOOD





# Walgrove Road Walton Chesterfield Derbyshire S40 2DR

## £595,000

**5 bedrooms  
4 bathrooms  
2 receptions**

- FOUR/FIVE DOUBLE BEDROOMS - TWO ENSUITES, GROUND FLOOR WET ROOM AND FAMILY BATHROOM
  - SOUGHT AFTER SUBURB OF WALTON - SHORT DISTANCE TO THE PEAK DISTRICT
- UPGRADED AND EXTENDED FAMILY HOME - DOUBLE STOREY EXTENSIONS TO THE REAR AND BOTH SIDES OF THE PROPERTY
- SINGLE GARAGE WITH ELECTRIC DOOR AND DOUBLE ELECTRIC GATED DRIVEWAY PARKING FOR TWO/THREE CARS
  - SPACIOUS ORANGERY/GARDEN ROOM TO REAR
- VERSATILE GROUND FLOOR RECEPTION ROOM - SNUG/OFFICE/BEDROOM FIVE ETC
- SOUGHT- AFTER LOCATION – WITHIN WALKING DISTANCE OF CHATSWORTH ROAD'S VIBRANT SHOPS, BARS, AND RESTAURANTS, WITH EXCELLENT TRANSPORT LINKS
- ENCLOSED REAR GARDEN – COMPLETE WITH A LAWN, EXTENSIVE SHEDS, A GREENHOUSE, A STONE-BUILT BBQ, A WOODEN SEATING AREA, AND A PAGODA-COVERED HOT TUB - BUILT IN 2023
- VERSATILE SUMMERHOUSE (POTENTIAL ANNEXE) – WITH A KITCHENETTE, SLEEPING AREA, TILED FLOORING, SKYLIGHTS, AND UPVC SLIDING DOORS
- GAS CENTRAL HEATING - SOLAR PANELS - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C





## EXCEPTIONAL EXTENDED 4/5 BED DETACHED FAMILY HOME WITH SUMMERHOUSE (POTENTIAL ABNNEXE)

This exceptional four/five-bedroom extended and upgraded detached family home seamlessly blends character features with modern comforts, offering spacious and versatile living accommodation across multiple floors.

The ground floor boasts a stunning open-plan kitchen, dining and family area with underfloor heating and a whole host of integrated appliances, a luxurious orangery/garden room, utility room, a beautifully appointed lounge/snug with a multi-fuel burner, versatile reception room ideal for an office, gym or further bedroom and a luxurious wet room, this property is perfect for families and those who love to entertain.

Upstairs the home features four generously sized bedrooms, including a standout principal bedroom with a private balcony with views over the garden and chesterfield, and a stylish ensuite. Bedroom two also has an ensuite shower room and walk in wardrobe, with two further double bedrooms on this floor and a stunning family bathroom with a double jacuzzi bath.

Externally, the enclosed large landscaped rear garden offers a fantastic outdoor space, complete with a hot tub beneath a pagoda, a stone-built barbecue, a greenhouse, and two sheds. A detached summerhouse with potential to be an annexe, provides the perfect area for relaxation or workspace, featuring a kitchenette, seating area, sleeping area, and uPVC sliding doors. To the front is a single garage with lighting and power and a driveway with double electric gates for several cars which adds to the practicality of this impressive home.

Located in a highly sought-after area of Walton, the property is within walking distance of Chatsworth Road's vibrant bars, restaurants, and shops, while offering excellent transport links for commuters. On the edge of the Peak District and Chesterfield Town Centre.

**\*VIDEO TOUR - TAKE A LOOK AROUND\***

### ENTRANCE HALL, STAIRS AND LANDING

A welcoming entrance hall featuring solid wood flooring, a wooden entrance door, and a UPVC frosted window, allowing natural light to filter through. Under-stairs storage provides practicality, while a radiator and inset spotlights enhance the space. Painted décor completes the stylish finish, with a staircase leading up to the landing. The landing offers a bright and airy feel with a fitted carpet, a UPVC window, and a combination of painted and wallpapered décor. Inset spotlights provide a modern touch, while a radiator ensures warmth. There is ample space for a cosy reading nook or a desk, making it a versatile area.

### LOUNGE/SNUG

13'11" into bay x 12'2" (4.00 into bay x 3.71)

A stylish and characterful living space featuring solid wood flooring and a striking exposed red brick wall. A multi-fuel burner adds warmth and charm, creating a cosy yet modern atmosphere. The room is bathed in natural light from a UPVC bay window, while a sleek wall-mounted grey tall radiator complements the contemporary painted décor.

### KITCHEN/FAMILY ROOM

27'7" x 24'0" (8.42 x 7.34)

A beautifully designed open-plan space, perfect for modern family living. Featuring elegant porcelain tiled flooring with under floor heating and stylish painted décor, the kitchen is fitted with cream shaker-style soft-close drawers, wall, and base units. High-end appliances include an AEG high-level oven with a warming drawer, a 6ft tall wine fridge, and space for an American-style fridge freezer. A central island with a laminated worktop provides breakfast bar seating for four, while a range double oven, instant boiling water tap, and pop-up power sockets add both convenience and luxury. An inset stainless steel sink, along with space and plumbing for a dishwasher, completes this well-equipped space. UPVC doors lead directly to the rear garden, enhancing indoor-outdoor living.

Seating Area – Flowing seamlessly from the kitchen, this inviting space continues the porcelain tiled flooring and painted décor. A striking feature tiled wall houses a cosy log burner, creating a warm and stylish focal point. Inset spotlights provide modern lighting, while UPVC doors and two glazed panels open onto the rear garden. Underfloor heating ensures comfort throughout, making this the perfect space for relaxing or entertaining.

### UTILITY ROOM

7'11" x 6'5" (2.42 x 1.96)

A well-designed and practical space featuring a durable porcelain tiled floor and a stylish tiled splashback. The area is fitted with cream shaker-style wall and base units, offering ample storage, along with a Belfast sink with a chrome mixer tap. There is dedicated space and plumbing for a washing machine and tumble dryer. Inset spotlights enhance the bright and modern feel, while a built-in storage cupboard provides additional convenience.

### DINING ROOM

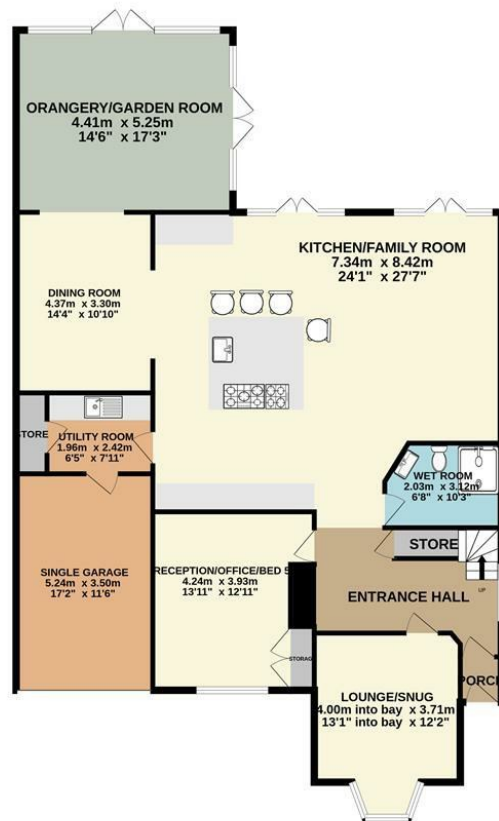
14'4" x 10'9" (4.37 x 3.30)

Flowing seamlessly into the kitchen, this stylish dining space features elegant porcelain tiled flooring with underfloor heating, modern painted décor, and inset spotlights, creating a bright and inviting atmosphere. The open-plan layout extends further into the orangery/garden room, enhancing the sense of space and providing a perfect setting for entertaining or relaxing while enjoying views of the garden.





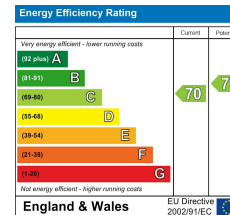
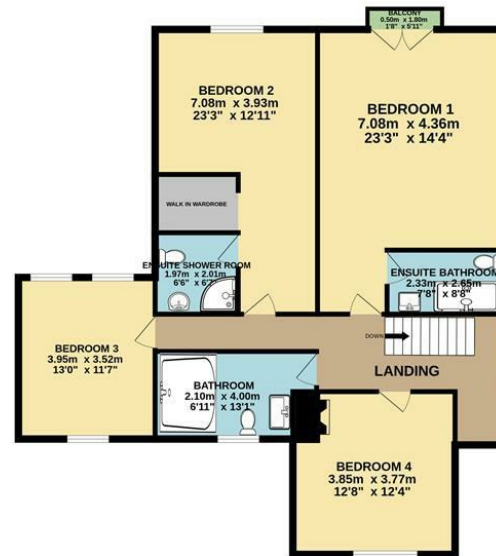
GROUND FLOOR  
167.4 sq.m. (1802 sq.ft.) approx.



TOTAL FLOOR AREA: 274.0 sq.m. (2950 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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1ST FLOOR  
106.6 sq.m. (1148 sq.ft.) approx.



#### ORANGERY/GARDEN ROOM

17'2" x 14'5" (5.25 x 4.41)

A stunning and light-filled space, perfect for year-round enjoyment. Featuring tiled flooring with underfloor heating for added comfort, this beautifully designed room boasts UPVC skylights that flood the area with natural light. Painted décor and inset spotlights create a modern and elegant ambience, while two sets of UPVC doors provide seamless access to the outdoor space, enhancing indoor-outdoor living.

#### WET ROOM

10'2" x 6'7" (3.12 x 2.03)

A sleek and modern fully tiled wet room, designed for convenience and style. The white suite includes a low-flush WC, a wall-mounted ceramic sink with a chrome mixer tap, and a spacious walk-in shower enclosure featuring a luxurious chrome rain head shower. Inset spotlights provide a bright and contemporary finish, while a chrome wall-mounted radiator adds warmth and practicality.

#### RECEPTION ROOM/BEDROOM FIVE

13'10" x 12'10" (4.24 x 3.93)

A versatile space that can be used as an additional reception room, office or a fifth bedroom. Featuring solid wood flooring, a charming inglenook fireplace, and stylish painted décor, this room offers both character and functionality. A UPVC window allows natural light to brighten the space, while a radiator ensures warmth and comfort.

#### FAMILY BATHROOM

13'1" x 6'10" (4.00 x 2.10)

A stylish and well-appointed space featuring a combination of part-tiled and painted décor. A UPVC frosted window allows natural light while maintaining privacy. The bathroom boasts a tiled worktop with a ceramic sink and chrome mixer tap, a low-flush WC, and a luxurious double jacuzzi bath with a shower over. A chrome towel radiator provides warmth, and inset spotlights add a modern, elegant finish.

#### BEDROOM ONE

23'2" x 14'3" (7.08 x 4.36)

A bright and airy double bedroom featuring a fitted carpet and stylish painted décor. UPVC doors open onto a private balcony, offering stunning views over the garden and Chesterfield. The room benefits from access to an ensuite shower room and provides plenty of space for bedroom furniture. A radiator ensures warmth and comfort, making this a perfect retreat.

#### ENSUITE TO BEDROOM ONE

8'8" x 7'7" (2.65 x 2.33)

A beautifully appointed space featuring a combination of part-tiled and painted décor. The suite includes a low-flush WC, a wall-mounted ceramic sink with a sleek chrome mixer tap, and a luxurious double-ended bath with a mixer tap and shower. A modern chrome radiator adds warmth, while inset spotlights provide a bright and contemporary finish.

#### BEDROOM TWO

23'2" x 12'10" (7.08 x 3.93)

A spacious and well-presented double bedroom featuring a fitted carpet, neutral painted décor, and a UPVC window allowing natural light to fill the space. A radiator ensures warmth and comfort. The room benefits from built-in storage/walk-in wardrobe, providing ample space for organization. Inset spotlights enhance the modern feel, and there is direct access to the ensuite for added convenience.

#### ENSUITE TO BEDROOM TWO

6'7" x 6'5" (2.01 x 1.97)

A stylish and modern ensuite featuring a tiled floor and part-tiled walls for a sleek finish. The suite includes a low-flush WC, a wall-mounted vanity unit with a ceramic sink and chrome mixer tap, and a corner shower cubicle with a luxurious chrome rain head shower. A wall-mounted chrome towel radiator provides warmth, while inset spotlights create a bright and contemporary atmosphere.

#### BEDROOM THREE

12'11" x 11'6" (3.95 x 3.52)

A well-proportioned front-facing double bedroom featuring a fitted carpet and neutral painted décor. A UPVC window allows natural light to fill the space, while a radiator ensures warmth and comfort. The room also offers ample space for wardrobes and additional bedroom furniture.

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