

Moorland View Road, Walton, Chesterfield, S40 3DF

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Offers Over £380,000

PINEWOOD



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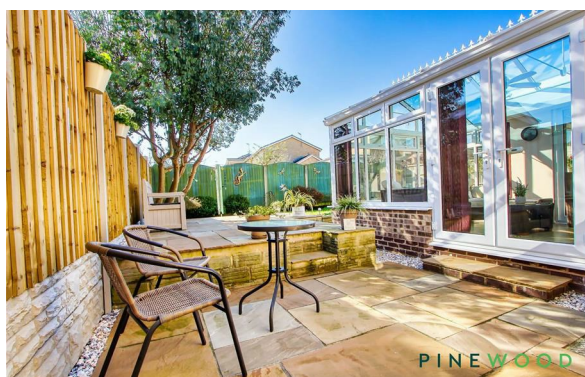


Offers Over £380,000

4 bedrooms
2 bathrooms
3 receptions

- Four Double Bedrooms
- Brick/uPVC Conservatory overlooking Rear Garden
 - South Facing Rear Garden and Patio
 - Brookfield School Catchment
- Modern Kitchen with Integrated Appliances
 - Integral Single Garage
- Family Bathroom with White Four Piece Suite
 - Utility Room
- Through Lounge Diner
 - Through Lounge Diner
- Block Paved Driveway for up to 5 Cars





****FANTASTIC FAMILY HOME**SOUTH FACING REAR GARDEN**GARAGE AND DRIVEWAY PARKING** CONSERVATORY**FOUR DOUBLE BEDROOMS****

Pinewood Properties are delighted to offer this FOUR DOUBLE bed EXTENDED detached family home with over 1692 sq ft of living accommodation set in the sought after village location of Walton. Close to all the local village amenities, on a bus route and also within walking distance to Chatsworth Road and all its bars, restaurants, shops and cafes. Also only a short drive into Chesterfield Town Centre.

The property downstairs has an Entrance Hall, Downstairs WC/Cloakroom, Generous Living Room, Dining Room, Garden Room, Modern Kitchen, Utility Room and Conservatory. To the first floor are four Double Bedrooms and a Family Bathroom with Shower Room. To the front is a Block Paved Driveway for several cars/caravan and access into the single garage. To the rear is a fully enclosed south-facing garden with raised patio, gravel seating area and lawn. uPVC Double Glazing and Gas Central Heating.

****VIDEO WALK THROUGH AVAILABLE****

****Please call Pinewood Properties for a viewing****

Entrance Hall

The property is entered into the Hallway with wood laminate flooring, painted neutral decor, coving, inset spotlights and access into the downstairs WC/Cloakroom and Living Room.

Downstairs WC/Cloakroom

0'0".318'2" x 6'4" (0.97 x 1.95)

The Downstairs WC/Cloakroom is part tiled and fitted with a two-piece white suite comprising of a wash hand basin set in a vanity unit, chrome taps and low flush WC.

Living Room

20'5" x 10'11" (6.23 x 3.35)

The generous Living Room is open plan to the Dining Area having a feature fireplace, neutral carpet and painted decor, coving and radiator.

Dining Area

9'9" x 12'0" (2.99 x 3.67)

The Dining Area is perfect for entertaining with a neutral carpet and neutral painted decor, coving and radiator.

Brick/ uPVC Conservatory

9'1" x 14'3" (2.79 x 4.36)

This great sized Conservatory is brick built with uPVC windows and uPVC french doors overlooking and opening into the rear garden and wooden laminate flooring.

Modern Kitchen

10'0" x 11'9" (3.07 x 3.60)

The Modern Kitchen is fitted with a great range of cream hi-gloss wall, drawer and base units with complementary work surfaces and upstands. having an inset stainless steel sink with chrome monobloc tap, integrated appliances include a microwave, double oven and four ring electric hob with stainless steel splashback and fitted extractor hood over.

Having a tiled effect vinyl flooring, neutral painted decor, coving and inset spotlighting.

Utility Room

8'2" x 11'9" (2.51 x 3.60)

Accessed off the Kitchen the Utility Room is fitted with base and drawer units with complementary work surfaces over, including an inset Belfast sink with chrome monobloc mixer tap. Space and plumbing is provided for a dishwasher and automatic washing machine, and there is space for a tall fridge/freezer. Red quarry tiled flooring and access into the integral garage and door leads to the side of the property.

Integral Garage

8'5" x 21'5" (2.57 x 6.53)

A large garage with electric supply completes the property, adding excellent storage or potential workshop space. Power and electric roller door complete the garage.

Garden Room

11'0" x 8'3" (3.36 x 2.54)

The Garden Room is a versatile space with windows to the rear and side elevations, together with sliding uPVC patio doors leading to the Conservatory. Neutral painted decor, coving and carpet.

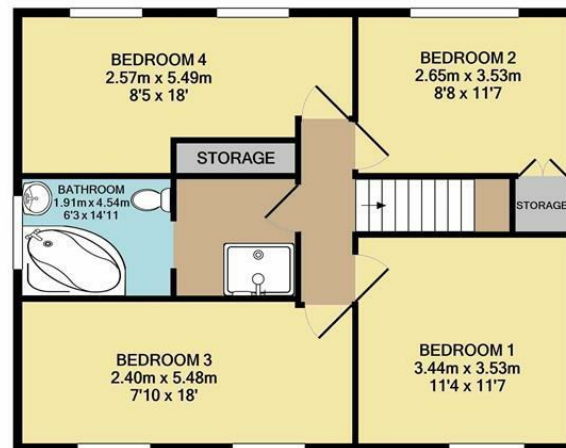
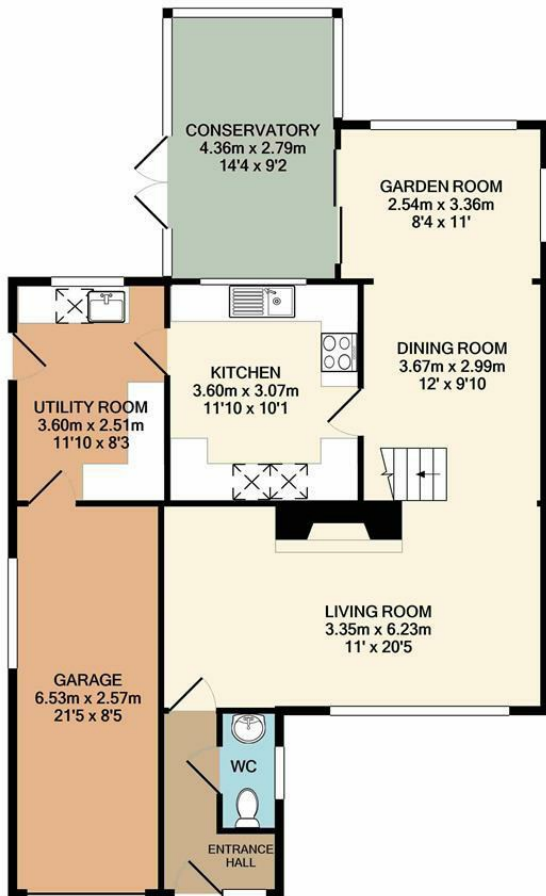
Family Bathroom / Shower Room

14'10" x 6'3" / 6'7" x 6'6" (4.54 x 1.91 / 2.02 x 1.99)

Bathroom: The Family Bathroom is part tiled and fitted with a white three piece suite comprising of a panelled corner bath with bath/shower chrome mixer taps, pedestal wash hand basin with chrome taps and low flush WC, tiled floor and inset spotlights.

Shower Room: An extension of the bathroom the Shower room is part tiled and fitted with a double shower cubicle with mixer shower. wall mounted chrome towel radiator and tiled flooring.

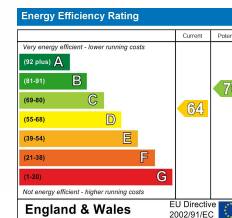




TOTAL APPROX. FLOOR AREA 157.2 SQ.M. (1692 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom One

11'6" x 11'3" (3.53 x 3.44)

This is a double front-facing bedroom with inset spotlights, neutral painted decor carpet and radiator.

Bedroom Two

11'6" x 8'8" (3.53 x 2.65)

A rear facing double bedroom with built-in over stairs wardrobe.

Bedroom Three

17'11" x 7'10" (5.48 x 2.40)

A double bedroom with laminate flooring and two uPVC windows overlooking the front of the property

Bedroom Four

18'0" x 8'5" (5.49 x 2.57)

A double bedroom with two uPVC windows overlooking the rear of the property.

Front

To the front of the property there is a block paved drive providing ample off street parking/caravan standing, leading to the integral garage having electric up and over door.

Rear Garden

The enclosed south facing rear garden comprises of a lawned garden with mature planted borders, raised paved patio and a decorative gravel seating area

General

Tenure: Freehold

Total Floor Area: 1692 sq ft / 157.2 sq m

Energy Performance Rating: D

Fully uPVC Double Glazing

Gas Central Heating (Combi Boiler)

Loft

Alarmed

Council tax band

D (£2,233 p/yr)

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement May Be Available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once

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