



Creswick Close, Walton, Chesterfield, S40 3PX

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EPC

D

Guide Price £220,000

PINEWOOD



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**2 bedrooms
1 bathrooms
1 receptions**

- Ideal for the individuals, couples, small families or those looking to downsize
 - Modern shower room updated in 2022
- Fantastic easy to maintain south facing well stocked rear garden
- Semi-detached house - Located in the sough after suburb of Walton - Quiet Cul de sac location
 - Only a short drive into the Peak District
 - Close to local amenities, only a short drive into Chesterfield
- Easy access to transport links, main commuter routes and M1 motorway
- Gas central heating - upvc double glazing - Freehold - Council Tax Band: B
- Super shaker style kitchen with integrated oven, hob and extractor
- Block paved driveway - additional gated driveway and single detached garage



**** Guide price £220,000 - £230,000****

CUL DE SAC - SOUTH FACING REAR GARDEN - SOUGHT AFTER LOCATION

Nestled in the charming quiet cul de sac in the sought after suburb of Walton, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in the heart of Chesterfield, Derbyshire.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The superb shaker style kitchen is modern, well appointed and thoughtfully designed to allow you to enjoy your time in this focal point of this property.

The property features a well-appointed shower room upgraded in 2022, ensuring that all your daily needs are met with ease.

One of the standout features of this residence is the gated driveway accommodating up to three vehicle, and a single detached garage. This is a rare find in the area and adds significant value, making it convenient for families with multiple cars or for hosting visitors.

Situated in a quiet neighbourhood, this home benefits from a sense of community while still being within easy reach of local amenities, schools, and transport links. The surrounding area of Chesterfield is known for its rich history and vibrant culture, providing a wonderful backdrop for your new home.

In summary, this semi-detached house on Creswick Close is a fantastic opportunity for those looking to settle in a friendly and accessible part of Derbyshire. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Don't miss the chance to make this lovely property your own.

****Video tour available, have a look around****

Entrance Hall

The entrance hall offers a bright and welcoming space with pale blue walls and light carpeting. It provides access to the lounge and stairs leading to the first floor, creating a practical and airy introduction to the home.

Lounge

13'9" x 10'8" (4.20m x 3.24m)

This inviting lounge features a large window that fills the room with natural light, complemented by a neutral carpet and patterned wallpaper. A stylish electric fireplace creates a welcoming focal point, while ample space allows for comfortable seating arrangements. The room connects smoothly to the kitchen/diner, creating a practical flow for day-to-day living.

Kitchen/Diner

9'3" x 13'11" (2.81m x 4.25m)

A modern kitchen/diner fitted with sleek light blue cabinetry and wooden countertops, creating a fresh and airy atmosphere. Integrated appliances include an oven and hob, with a stainless-steel sink positioned beneath a horizontal window that offers a pleasant view to the outside. The patterned floor tiles add visual interest, and there is a practical layout with plenty of storage and workspace. A door leads directly outside, giving easy access to the garden and garage.

Bedroom 1

11'5" x 10'8" (3.47m x 3.24m)

Bedroom one is a comfortable double room with soft carpeting and neutral walls that allow for versatile decoration. A large window lets in plenty of natural light, and built-in wardrobes provide useful storage, keeping the room neat and organised.

Bedroom 2

11'8" x 7'5" (3.55m x 2.27m)

Bedroom two is a small double room with light neutral walls and carpeting. The window offers a view over the garden, allowing in good natural light, making this room ideal as a child's, guest room or home office.

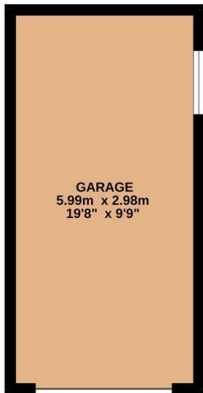
Shower Room

8'5" x 5'10" (2.57m x 1.79m)

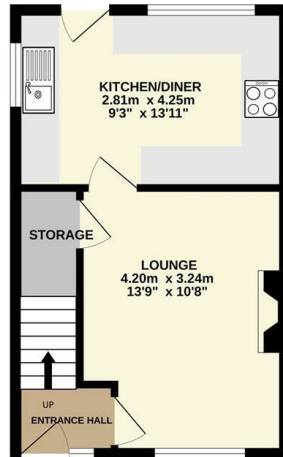
The shower room has been updated in 2022 with a modern suite including a shower enclosure with patterned tiling, a vanity unit with storage beneath the basin, and a toilet. The light, neutral colour palette and the frosted window create a fresh and private environment.



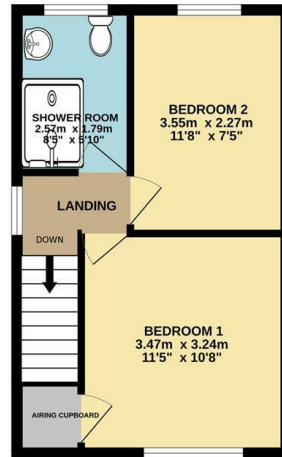
GARAGE
17.9 sq.m. (192 sq.ft.) approx.



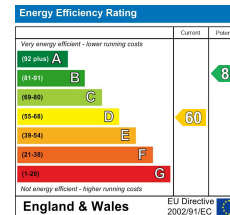
GROUND FLOOR
29.4 sq.m. (316 sq.ft.) approx.



1ST FLOOR
29.8 sq.m. (321 sq.ft.) approx.



TOTAL FLOOR AREA: 77.0 sq.m. (829 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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Rear Garden

A delightful garden that features a large paved patio area ideal for outdoor dining and entertaining. Steps lead up to a lawn bordered by mature shrubs and flower beds, including a small bird feeder and a wooden garden shed tucked at the rear, providing useful storage. The garden is private and surrounded by fences and hedging, offering a peaceful outdoor retreat.

Garage

19'8" x 9'9" (5.99m x 2.98m)

The driveway provides off-street parking and leads to a detached garage, offering secure covered parking or additional storage. The garage is a practical space measuring just under 6 by 3 metres, suitable for a vehicle or workshop.

General Information

EPC: D Rated
Council Tax Band: B
Total floor area: 77.0 sq.m. (829 sq.ft.) approx
Gas central heating
uPVC double glazing
Tenure ; Freehold

A reservation agreement maybe 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 your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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.

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