



99 Foljambe Avenue,  
Walton, S40 3EY

OFFERS AROUND

£375,000

W  
WILKINS VARDY

## OFFERS AROUND

# £375,000

THIS ATTRACTIVE DETACHED PROPERTY - SUPERB VIEWS - GENEROUS SOUTH WEST FACING GARDEN - SOUGHT AFTER LOCATION PRICED TO SELL.

Sitting back from the road and occupying a generous plot with a walled frontage, plenty of parking, detached garage and good sized enclosed south west facing rear garden, is this well appointed three bedroomed detached house which offers an impressive floor area of 1477 sq.ft. including two generous reception rooms, a ground floor shower room, good sized breakfast kitchen overlooking the rear garden and plenty of storage. The property has a versatile layout allowing the buyer to alter and modernise to create their ideal dream home.

Situated close to Walton and Matlock Roads, the property has a range of amenities and parks in close proximity, within the catchment area for good Primary and Secondary Schools and ideally positioned for transport links towards the Peak District and for the Town Centre/M1.

- Individually Designed Traditional Detached Family Home
- Two Spacious Reception Rooms
- Breakfast Kitchen with Integrated Appliances
- Ground Floor Shower Room & Separate WC
- Three Good Sized Bedrooms, the Master with an En Suite WC
- Detached Garage & Ample Off Street Parking
- Mature Gardens to the Front and Rear
- Popular Residential Neighbourhood
- NO UPWARD CHAIN
- EPC Rating: E

### General

Gas central heating (Glow Worm Ultimate Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 137.2 s.qm./1477 sq.ft. (including external store)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

### On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

### Entrance Hall

Having a tiled floor. An internal door opens to an ...

### Inner Hall

Having a built-in under stair store. A staircase rises to the First Floor accommodation.

### Ground Floor WC

Fitted with vinyl flooring and having a low flush WC.

### Shower Room

Being part tiled and fitted with a 2-piece white suite comprising a double walk-in shower enclosure with electric shower, and a pedestal wash hand basin.

### Dining Room

16'2 x 12'0 (4.93m x 3.66m)  
A spacious bay fronted reception room.

### Living Room

15'0 x 12'4 (4.57m x 3.76m)  
A generous reception room with box bay window overlooking the rear garden, and a sliding patio door overlooking and opening to a covered porch.  
This room also has a feature tiled fireplace with an inset living flame coal effect gas fire.

### Breakfast Kitchen

15'11 x 11'11 (4.85m x 3.63m)  
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and a 4-ring gas hob with extractor hood over.  
Space and plumbing is provided for a washing machine.  
Vinyl flooring.  
A uPVC double glazed door opens to a ...

### Side Entrance Hall

Having a tiled floor, and a door which opens to a walk-in store cupboard which houses the gas boiler.  
A uPVC double glazed door opens onto the side of the property.

### On the First Floor

With loft access hatch and a built-in airing cupboard housing the hot water cylinder.

### Bedroom One

15'9 x 12'4 (4.80m x 3.76m)  
A spacious double bedroom with two windows overlooking the rear of the property. An open archway leads through to an ...

### En Suite WC

Being part tiled and fitted with a 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

### Bedroom Two

13'4 x 12'0 (4.06m x 3.66m)  
A good sized front facing double bedroom having a pedestal wash hand basin. A door gives access to a built-in cupboard.

### Bedroom Three

12'4 x 6'3 (3.76m x 1.91m)  
A rear facing single bedroom having a pedestal wash hand basin. A door gives access to eaves storage.

### Outside

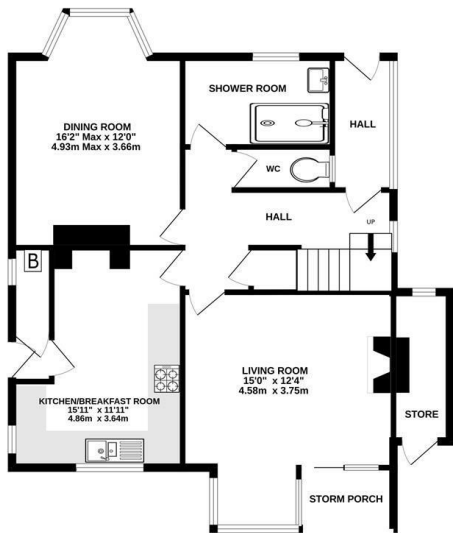
Double gates to the front open to a car standing space, and a pedestrian gate opens to steps which lead down to the front entrance door. There is also a walled lawned garden with mature planted borders.

To the side of the property there is a driveway providing further off street parking, leading to a detached garage with inspection pit, light, power and water point.

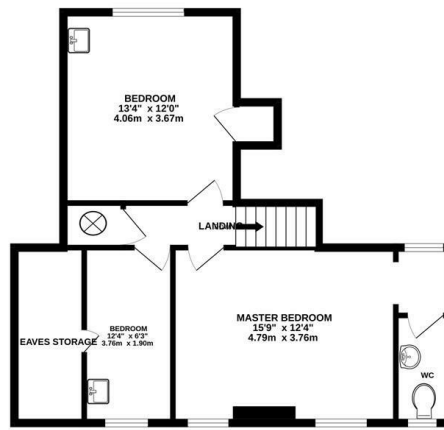
A doorway to the rear gives access to an enclosed south west facing garden where steps lead down to a tiered garden, which is laid to lawn and has planted beds and borders of mature bushes, trees and conifers. There is also a greenhouse and a garden shed which is attached to the rear of the garage. There is also a useful attached store.



GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) 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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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 78                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 52      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

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RICS

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#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

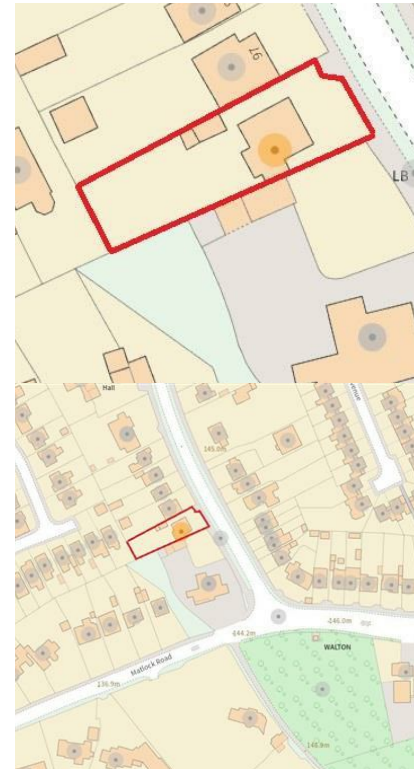
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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