



23 Mill Stream Close,  
Walton, S40 3DS

GUIDE PRICE

£399,999

W  
WILKINS VARDY

## GUIDE PRICE

# £399,999

GUIDE PRICE £399,999 TO £415,000 THIS STUNNING EXTENDED FAMILY HOME - SUPERB CORNER PLOT - DOUBLE GARAGE

Situated at the end of this popular cul-de-sac, close to Walton Shops and Somersall Park, is this superbly extended four bedroomed detached house. The property comprises a stylish open plan dining kitchen with shaker style units and granite worktops together with a range of integrated appliances. The open plan living area also comprises a delightful garden room overlooking this superbly generous corner plot. With a separate living room, ground floor WC and modern bathroom, this property is ideal for a family wanting to set their roots in a contemporary styled house surrounded by plenty of space.

Mill Stream Close is a desirable location just off Lake View Avenue. The property sits within the catchment area for good Primary and Secondary Schools and is ideally positioned for accessing the various amenities on Chatsworth Road and for routes into the Town Centre.

- Superbly Spacious Extended Detached Family Home
- Good Sized Living Room
- Modern Family Bathroom & Ground Floor Cloaks/WC
- Ample Off Street Parking
- Brookfield School Catchment
- Superb Open Plan Kitchen/Dining/Garden Room
- Four Good Sized Bedrooms
- Double Garage which is currently used as a Bar/Games Room
- Generous Corner Plot
- EPC Rating: B

### General

Air Source Heat Pump (Warranty expires September 2028 - Heat Pump RHI Payments received quarterly in the sum of £433.43)  
Heat Pump RHI Payments received RHI  
There is no longer any gas to the property.  
uPVC sealed unit triple glazed windows and double glazed doors  
Photovoltaic solar panels (Owned)  
Security alarm system  
Gross internal floor area - 109.3 sq.m./1176 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

### On the Ground Floor

A composite front entrance door opens into an ...

### Side Entrance Porch

Having a tiled floor and fitted base unit and worktop. A uPVC double glazed door opens into an ...

### Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

### Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a low flush WC and wash hand basin with storage below.  
Chrome heated towel rail.  
Tiled floor.

### Living Room

13'7 x 10'11 (4.14m x 3.33m)  
A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with wood surround, marble inset and hearth, and an inset electric fire.

### Superb Open Plan Kitchen/Dining/Garden Room

#### Breakfast Kitchen

17'4 x 10'0 (5.28m x 3.05m)  
Being part tiled and fitted with a range of grey shaker style wall, drawer and base units with complementary granite work surfaces over, together with a built-in double bin cupboard and a slow release unit.  
Belfast sink with flexible spray mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, microwave combi oven with slide in heating drawer, conventional oven and 4-ring induction hob with extractor over.  
Built-in cupboard having space and plumbing for a washing machine and space for a tumble dryer.  
Laminate flooring, downlighting and pendant lighting.

### Dining Room

11'11 x 9'9 (3.63m x 2.97m)  
Being dual aspect and having a range of fitted overhead storage units with under unit lighting and drawer units with desk area.  
Built-in storage cupboard.  
Laminate flooring  
A composite stable door gives access onto the side of the property.

### Garden Room

9'1 x 8'4 (2.77m x 2.54m)  
Being dual aspect, fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear of the property.

### On the First Floor

#### Landing

With loft access hatch and a built-in airing cupboard.

#### Bedroom One

11'3 x 10'10 (3.43m x 3.30m)  
A good sized front facing double bedroom having an open wardrobe area.

#### Bedroom Two

10'5 x 9'0 (3.18m x 2.74m)  
A rear facing double bedroom having an open wardrobe area.

#### Bedroom Three

10'4 x 9'9 (3.15m x 2.97m)  
A good sized rear facing double bedroom fitted with laminate flooring and having a range of built-in wardrobes and storage units.

#### Bedroom Four

8'0 x 7'1 (2.44m x 2.16m)  
A rear facing single bedroom fitted with laminate flooring.

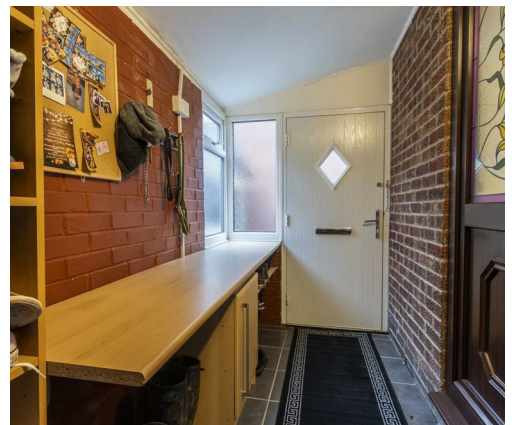
#### Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Tiled floor.

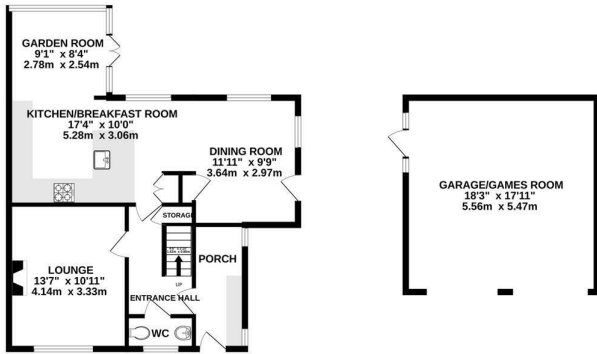
#### Outside

The property occupies a corner cul-de-sac position, having a lawned garden to the front, together with a tarmac driveway leading up to a Car Port and a Double Garage (5.47m x 5.57m) which is currently being utilised as a Bar/Games Room, being fully insulated fitted with wooden flooring and having a bar area, light, power, heating and TV aerial point.

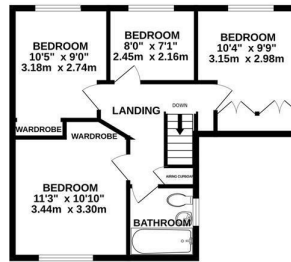
A side gate gives access to the enclosed, landscaped rear garden which comprises of four Indian Stone paved patio areas and a good sized lawn with a couple of fruit trees. There is also a useful brick built outbuilding (1.6m x 5.1m).



GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.7 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) <b>A</b>		89
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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, electric 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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