



1 Selby Close,  
Walton, S40 3HA

OFFERS IN THE REGION OF

£429,995

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WILKINS VARDY

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SUBSTANTIAL DETACHED BUNGALOW - GENEROUS CORNER PLOT - SOUGHT AFTER LOCATION

Sitting in a prominent position on a fantastic corner plot on Selby Close is this superbly spacious three bedroomed detached bungalow. The property includes a well equipped kitchen, a generously proportioned master bedroom with fitted wardrobes, and two separate spacious dual aspect reception rooms, the sitting room having a fantastic vaulted ceiling with access into a conservatory overlooking a well tended rear garden. The property also boasts plenty of off street parking and a larger than average 'L' shaped garage/workshop.

Tucked away on this pleasant cul-de-sac just off Foljambe Avenue, the property has a range of nearby amenities in Walton and Somersall and is ideally placed for transport links into the Town Centre.

- Superb Extended Detached Stone Bungalow on Generous Corner Plot with Superb Views
- Modern Fitted Kitchen with Integrated Appliances
- Two Spacious Reception Rooms, one having a superb vaulted ceiling
- Three Good Sized Bedrooms, the Master having fitted wardrobes
- Family Bathroom & Separate Cloaks/WC
- uPVC Double Glazed Conservatory
- Larger than Average Attached Garage & Ample Off Street Parking
- A Superb Plot with Mature Lawned Gardens
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 128.7 sq.m./1385 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

A composite side entrance door opens into the ...

## Kitchen

11'0 x 8'11 (3.35m x 2.72m)  
Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a microwave, electric oven and hob with extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and freezer.  
A glazed sliding door gives access into the ...

## Inner Hall

### Lounge/Diner

24'1 x 12'5 (7.34m x 3.78m)  
A most generous dual aspect reception room having a feature stone fireplace with an inset living flame coal effect gas fire.  
A uPVC double glazed sliding patio door gives access onto the front of the property.

### Bedroom Two

11'3 x 10'10 (3.43m x 3.30m)  
A good sized double bedroom with side facing window.

### Cloaks/WC

Fitted with a 2-piece suite comprising a corner wash hand basin and a low flush WC.

### Bedroom Three

9'11 x 6'5 (3.02m x 1.96m)  
A side facing single bedroom having a built-in wardrobe with sliding doors.

### Sitting Room

13'0 x 11'11 (3.96m x 3.63m)  
A spacious triple aspect reception room with vaulted ceiling and having a feature stone fireplace with inset coal effect gas fire.  
uPVC double glazed French doors open into the ...

## uPVC Double Glazed Conservatory

8'6 x 7'0 (2.59m x 2.13m)  
Fitted with wood flooring and having a door opening onto the rear of the property.

## Master Bedroom

13'8 x 12'4 (4.17m x 3.76m)  
A good sized rear facing double bedroom having a range of fitted wardrobes.

## Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the gas boiler.

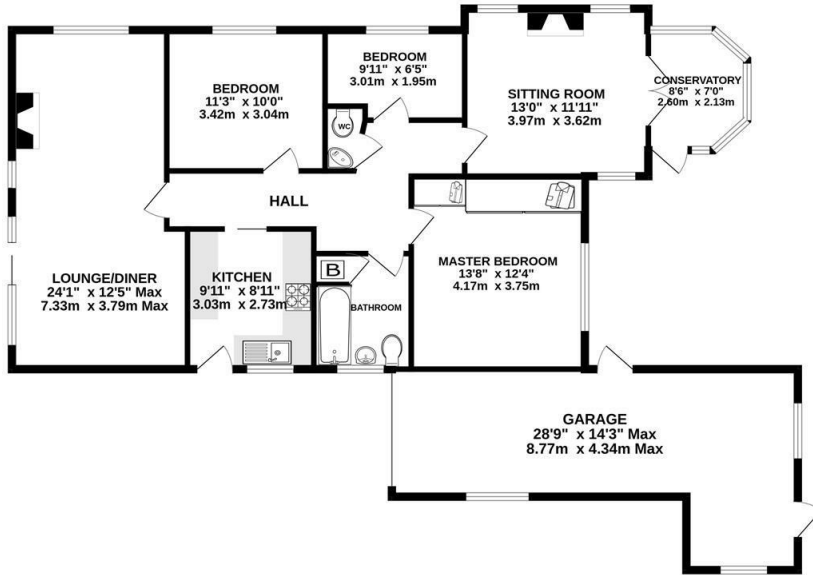
## Outside

The property sits on a generous corner plot having lawns to the front and sides with mature shrubs and borders, conifers and a paved patio, all set behind a stone wall.

A block paved drive provides ample off street parking and leads to the attached single garage which is dual aspect and has two personnel doors, light and power.



GROUND FLOOR  
1385 sq.ft. (128.7 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not 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.  
Made with Memphis 02024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(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



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 fires, kitchen appliances, shower unit (currently disconnected), 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.

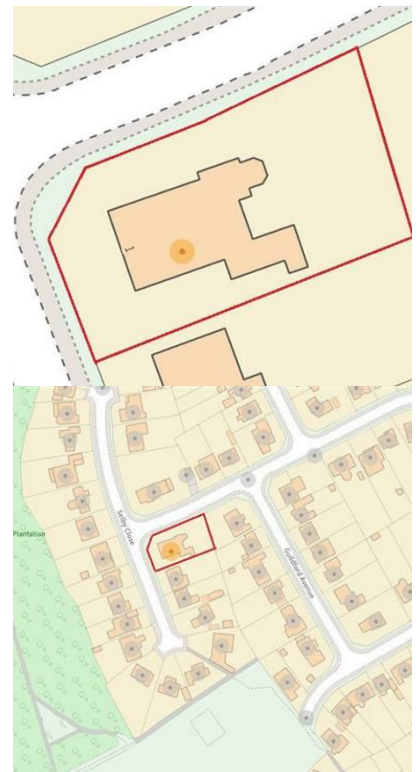
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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