



9 Gerard Close,  
Walton, S40 3DQ

OFFERS IN THE REGION OF

£359,950

W  
WILKINS VARDY



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# £359,950

SUPERB 3 BED BUNGALOW - POPULAR CUL-DE-SAC LOCATION - MODERN SHOWER ROOM - GOOD SIZED SOUTH FACING PLOT

Boasting a generous living space with one large triple aspect reception room, three good-sized bedrooms, and a well tended south facing rear garden, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious living room, ideal for relaxing or entertaining guests. The good-sized breakfast kitchen is perfect for whipping up delicious meals.

With a fantastic plot and a south facing rear garden, this property provides the ideal setting for outdoor gatherings or simply enjoying a cup of tea in the sunshine.

Located in a popular cul-de-sac close to shops and the picturesque Somersall Park, convenience is at your doorstep. Whether you're looking for a peaceful retreat or a place to call home, this property offers the best of both worlds.

- Detached Bungalow on Corner Plot at the head of a Cul-de-Sac
- Spacious Triple Aspect Reception Room
- Fitted Kitchen with Integrated Oven and Hob
- Three Good Sized Bedrooms, two of which have Fitted Storage
- Modern Shower Room
- Detached Garage & Ample Off Street Parking/Caravan Standing
- Attractive Enclosed South Facing Rear Garden
- NO UPWARD CHAIN
- Popular Location and within Brookfield School Catchment
- EPC Rating: D

## General

Gas central heating (New Ideal Classic Combi Boiler - Installed in April 2024)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 76.6 sq.m./824 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

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

## 'L' Shaped Entrance Hall

### Living Room

20'6 x 11'8 (6.25m x 3.56m)

A spacious triple aspect reception room having a feature stone fireplace with fitted coal effect gas fire.

### Kitchen/Diner

14'3 x 11'8 (4.34m x 3.56m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Carpet and vinyl flooring.

A uPVC double glazed door gives access onto the side of the property.

### Bedroom Three

9'11 x 7'10 (3.02m x 2.39m)

A good sized rear facing single bedroom having a built-in airing cupboard housing the gas combi boiler.

### Bedroom One

11'10 x 11'3 (3.61m x 3.43m)

A good sized rear facing double bedroom having a fitted wardrobes with sliding doors.

### Bedroom Two

10'8 x 9'11 (3.25m x 3.02m)

A good sized front facing double bedroom having a fitted wardrobe with sliding doors.

### Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flushWC.

Chrome heated towel rail.

## Outside

The property sits on a good sized corner plot, having a block paved drive providing off street parking for three cars/caravan standing, and leading to a detached brick built garage with an electric roller door and having had a new felt roof fitted in 2022. There is also room to extend the garage if so desired.

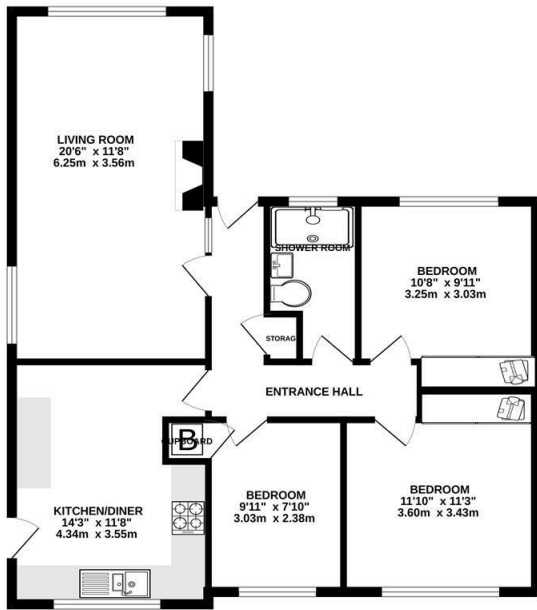
A path gives access to the enclosed south facing rear garden which comprises a paved patio and lawn with planted side borders.







GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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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#### 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.

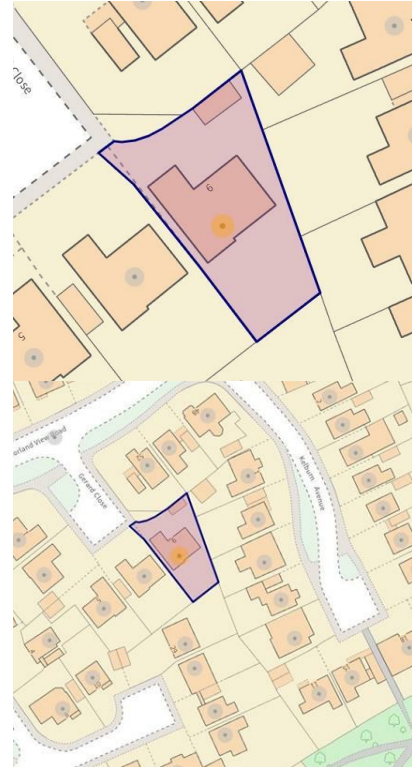
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community 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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