



1 Richmond Close,  
Walton, S40 3JH

OFFERS IN THE REGION OF

£219,950

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WILKINS VARDY

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EXTENDED FAMILY HOME - FANTASTIC OPEN PLAN FAMILY KITCHEN - UTILITY ROOM - LARGER THAN AVERAGE INTEGRAL GARAGE

Welcome to this charming extended semi detached house located on the popular Richmond Close. This property boasts two generous reception rooms, three good sized bedrooms, and a well-maintained bathroom.

Situated in the popular area of Walton and well placed for accessing nearby Brampton, this extended family home offers convenience with its proximity to various amenities. The highlight of this property is the fantastic open plan family kitchen, perfect for hosting gatherings and creating lasting memories. Additionally, the utility room adds a practical touch to daily living. Parking is made easy and the larger than average integral garage provides ample storage space or potential for conversion.

Don't miss the opportunity to own this lovely home that combines comfort, convenience, and potential.

- Extended Semi Detached Family Home
- Two Good Sized Reception Rooms
- Modern Kitchen with Utility/Store Room
- Three Bedrooms, two of which have Built-off in Storage
- Family Bathroom
- Large Integral Garage & Off Street Parking
- Mature Gardens to the Front and Rear, the Rear being South Facing
- Popular Residential Location
- EPC Rating: D

## General

Gas central heating (Baxi Duotec Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 108.1 sq.m./1164 sq.ft. (including Garage)  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

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

### Entrance Hall

Fitted with LVT flooring. A staircase rises to the First Floor accommodation.

A sliding door gives access into the ...

### Living Room

13'11 x 10'10 (4.24m x 3.30m)

A good sized front facing reception room fitted with LVT flooring and having a feature fireplace with an electric fire.

Double sliding doors open to give access into the ...

### Dining Room

17'5 x 10'2 (5.31m x 3.10m)

A good sized reception room which can also be accessed from the entrance hall, fitted with LVT flooring and having a built-in cupboard.

A uPVC double glazed sliding patio door overlooks and opens onto the rear of the property.

An opening leads through into the ...

### Kitchen

10'7 x 9'5 (3.23m x 2.87m)

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

Inset single drainer stainless steel sink with mixer tap.

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

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for an under counter fridge.

LVT flooring and spotlights to the ceiling.

A uPVC double glazed door gives access onto the rear garden.

A door from here gives access into a ...

### Utility Room

A useful storage area. A door from here gives access into the garage.

## On the First Floor

### Landing

With loft access hatch.

## Bedroom One

13'0 x 10'11 (3.96m x 3.33m)

A good sized front facing double bedroom having two built-in double wardrobes.

## Bedroom Two

11'5 x 10'10 (3.48m x 3.30m)

A good sized rear facing double bedroom having two built-in double wardrobes.

## Bedroom Three

8'4 x 6'3 (2.54m x 1.91m)

A front facing single bedroom.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi reset wash hand basin with storage below, and a concealed cistern WC.

Vinyl flooring.

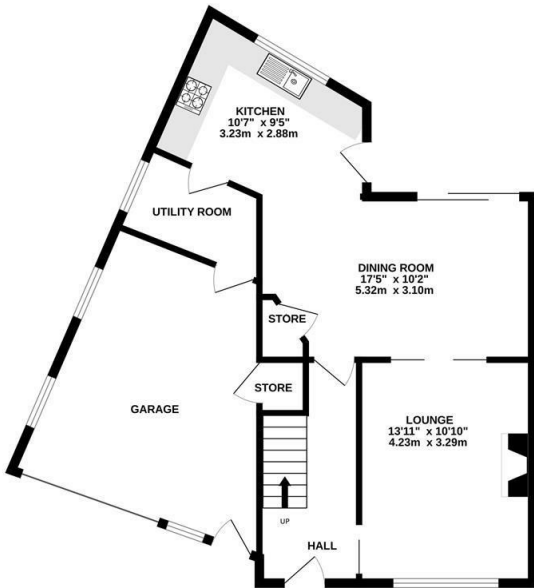
## Outside

A block paved drive to the front of the property provides off street parking and leads to the Integral Garage having light, power and a built-in store cupboard. There is a lawned front garden with shrubs, screened by hedging.

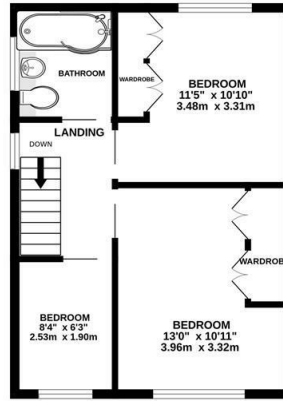
To the rear of the property there is an enclosed low maintenance south facing rear garden which comprises a paved patio, decorative pebble beds with a paved path, a second paved seating area and raised borders of plants and shrubs.



GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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>		80
(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>	65	
(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



**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, 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.

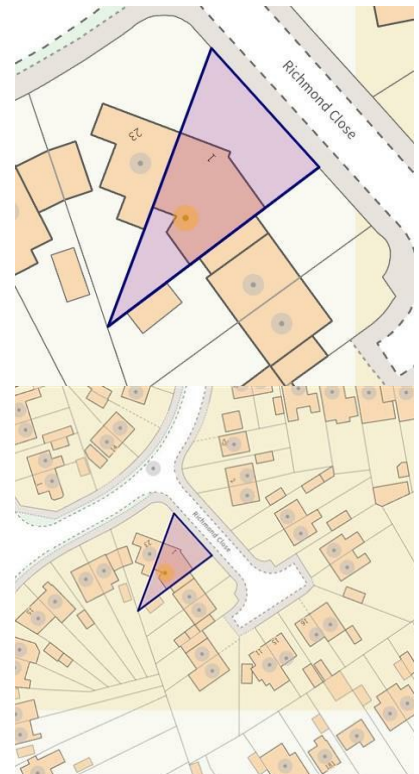
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Parkside 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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