



3 Selby Close,
Walton, S40 3HA

OFFERS IN THE REGION OF

£339,950

W

WILKINS VARDY

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DETACHED DORMER BUNGALOW - FOUR DOUBLE BEDS - NO UPWARD CHAIN - BROOKFIELD SCHOOL CATCHMENT

Welcome to Selby Close, Chesterfield - a well proportioned property that offers a perfect blend of space and comfort. This dormer-detached bungalow boasts four double bedrooms, ideal for a growing family or those in need of extra space. With 1,226 sq ft of living space, there is plenty of room to create your dream home. As you step inside, you are greeted by a good sized reception room, together with a modern dining kitchen and a ground floor shower room and separate WC.

Located in a desirable cul-de-sac position, the property is well placed for Somersall Park and the local amenities in Walton and Brampton, and readily accessible for transport links for Chesterfield Town Centre and towards the Peak District.

Whether you are looking to upsize or simply seeking a comfortable abode, this property on Selby Close is sure to impress. Don't miss out on the opportunity to make this house your home.

- Well Proportioned Detached Dormer Bungalow in Cul-de-Sac Position
- Spacious Reception Room
- Four Good Sized Double Bedrooms
- Detached Garage, Car Port & Off Street Parking
- NO UPWARD CHAIN
- Some Cosmetic Upgrading Required
- Good Sized Kitchen/Diner with Integrated Cooking Appliances
- Ground Floor Shower Room & Separate WC
- Mature Gardens to the Front and Rear
- EPC Rating: D

General

Gas central heating (Vaillant Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 113.9 sq.m./1226 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed front entrance door with matching side panel opens into an ...

Entrance Porch

With an inner door opening into an ...

Entrance Hall

Having a built-in cupboard. An open tread staircase rises to the First Floor accommodation.

Living Room

14'3 x 11'9 (4.34m x 3.58m)
A spacious front facing reception room having a wall mounted coal effect gas fire.
Glazed French doors give access into the ...

Kitchen/Diner

16'11 x 11'3 (5.16m x 3.43m)
Being part tiled and fitted with a range of modern white shaker style wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with angled extractor canopy over.
Space and plumbing is provided for a slimline dishwasher, and there is also space for a fridge/freezer.
A stable door gives access into a ...

Rear Entrance Porch

Having a door to a boiler room which houses the gas boiler. A uPVC double glazed door gives access onto the rear of the property.

Shower Room

Being fully tiled and fitted with a 2-piece suite comprising a shower cubicle with mixer shower and a wash hand basin with vanity unit below.
Chrome heated towel rail.
Waterproof flooring.

Separate WC

Having a tiled floor and fitted with a low flush WC.

Bedroom Three

11'11 x 9'5 (3.63m x 2.87m)
A good sized front facing double bedroom having a built-in wardrobe.

Bedroom Four

11'5 x 11'0 (3.48m x 3.35m)
A good sized rear facing double bedroom having built-in storage/shelving and a wash hand basin with storage below.

On the First Floor

Landing

Bedroom One

15'9 x 11'9 (4.80m x 3.58m)
A good sized dual aspect double bedroom having a built-in cupboard and access to eaves storage.

Bedroom Two

15'9 x 11'6 (4.80m x 3.51m)
A good sized rear facing double bedroom.

Outside

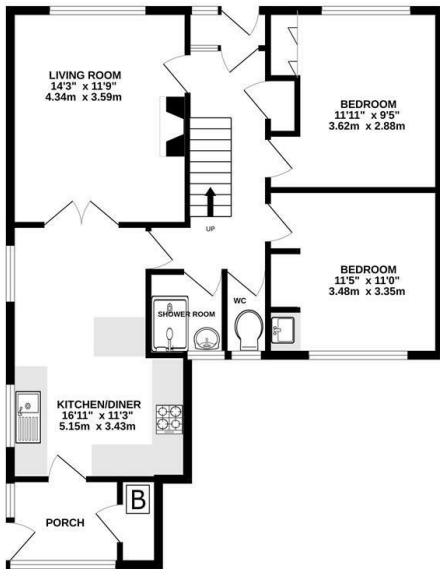
To the front of the property there is a walled, lawned front garden with mature planted borders.

A block paved drive provides off street parking, and continues down the side of the property to a Car Port and a Detached Stone Built Garage having an electric door.

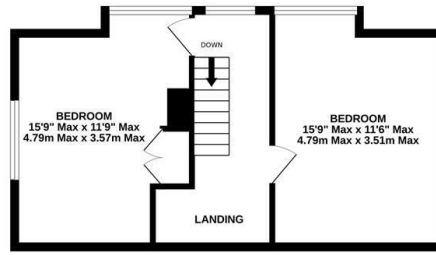
The enclosed east facing rear garden is laid to lawn with paths to either side and a circular paved patio surrounded by decorative plum slate.



GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.

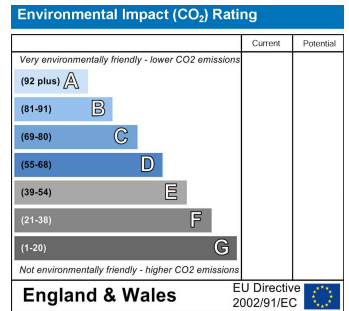
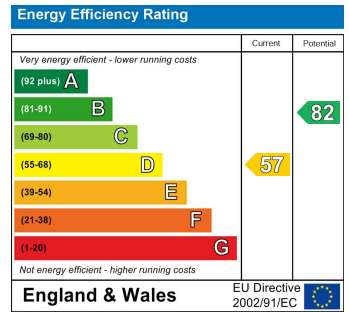


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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