



55 Walton Drive,  
Boythorpe, S40 2PP

OFFERS IN THE REGION OF

£195,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

£195,000

IMMACULATELY PRESENTED SEMI - TWO RECEPTION ROOMS - MODERN KITCHEN & BATHROOM - NO CHAIN

This delightful double fronted semi detached house offers 937 sq.ft. of well proportioned and comfortable living space with a warm and inviting atmosphere. This immaculately presented property boasts two dual aspect reception rooms and a modern fitted kitchen. With three good sized bedrooms, and a modern bathroom, there's plenty of space for the whole family to unwind and make themselves at home.

A further feature of this lovely home is the parking provision for two vehicles, making it convenient for you and your guests to park hassle-free. Whether you're a growing family or someone looking to downsize, this property offers the perfect blend of comfort and functionality.

Located just on the outskirts of the Chesterfield Town Centre, the property is ideally placed for Queen's Park and for accessing the local shops, bars and cafe's on Chatsworth Road.

- Immaculately Presented Double Fronted Semi Detached House
- Two Good Sized Dual Aspect Reception Rooms
- Cloaks/WC
- Bathroom & Separate WC
- NO UPWARD CHAIN
- Neutral Decor and New Floor Coverings Throughout
- Modern Fitted Kitchen with Integrated Cooking Appliances
- Three Bedrooms, all with Fitted Storage
- Ample Off Street Parking & Enclosed Rear Garden with Summerhouse
- EPC Rating: C

## General

Gas central heating (Ideal Exclusive Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
New floor coverings throughout  
Gross internal floor area - 87.0 sq.m./937 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

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

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

17'11 x 11'10 (5.46m x 3.61m)  
A spacious dual aspect reception room.

## Dining Room

12'4 x 10'0 (3.76m x 3.05m)  
A second good sized dual aspect reception room.

## Re-Fitted Kitchen

12'4 x 7'7 (3.76m x 2.31m)  
Being part tiled and fitted with a range of modern 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 gas hob with extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge or freezer.  
Vinyl flooring.  
A uPVC double glazed door gives access onto the rear of the property.

## Inner Hall

Having a built-in under stair store cupboard.

## Cloaks/WC

Fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.  
There is a built-in cupboard housng the gas boiler.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

18'0 x 12'0 (5.49m x 3.66m)  
A spacious dual aspect double bedroom, spanning the full depth of the property, having a range of fitted wardrobes and a feature cast iron fireplace.

## Bedroom Two

12'3 x 9'11 (3.73m x 3.02m)  
A good sized dual aspect double bedroom having a fitted double wardrobe, and a built-in over stair store area with folding door.

## Bedroom Three

9'2 x 7'7 (2.79m x 2.31m)  
A rear facing single bedroom having a fitted double wardrobe.

## Re-Fitted Bathroom

Being part tiled and fitted with a white 2-piece suite comprising a panelled bath with an electric shower over, and a pedestal wash hand basin.  
Chrome heated towel rail.  
Vinyl flooring.

## Separate WC

Fitted with vinyl flooring and having a low flush WC.

## Outside

To the front of the property there is a block paved drive providing off street parking.

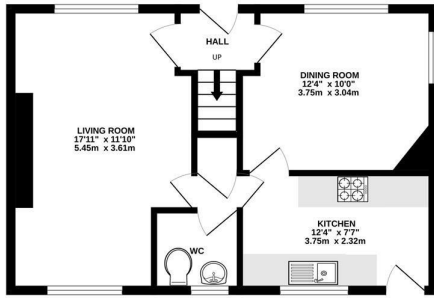
There is access down the side of the property to an enclosed rear garden, which comprises a block paved patio with a step down to a lawn and a hardstanding area with a summerhouse.



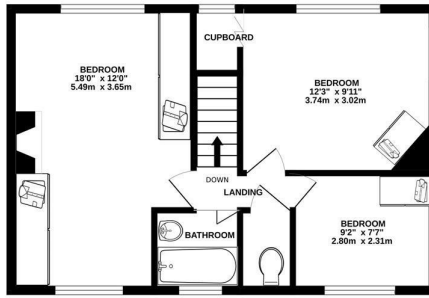




GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>72</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) 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

Zoopa.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS



## 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varidy.co.uk