



4 Sunningdale Rise,  
Walton, S40 3HH

£425,000

W  
WILKINS VARDY

# £425,000

SUPERB EXTENDED DETACHED FAMILY HOME - FOUR BEDS - TWO BATHS - CONSERVATORY - SOUTH FACING REAR GARDEN - NO CHAIN

Welcome to Sunningdale Rise, Chesterfield - a charming location for this delightful extended detached family home! This property boasts two spacious reception rooms and a conservatory, perfect for entertaining guests or simply relaxing with your family, a good sized breakfast kitchen and separate utility room. With four cosy bedrooms, and two bathrooms, there's plenty of space for everyone to enjoy. The property also benefits from an integral garage and driveway parking, together with an attractive enclosed south facing rear garden.

Sunningdale Rise is a desirable cul-de-sac situated within the Brookfield School catchment and well placed for accessing the various amenities in Walton and Brampton, as well as Somersall Park and routes into the Peak District.

Don't miss out on the chance to make this property your own and enjoy the comforts and joys it has to offer.

- Superb Extended Detached Family Home in Cul-de-Sac Position
- Two Good Sized Reception Rooms
- Breakfast Kitchen & Separate Utility Room
- uPVC Double Glazed Conservatory
- Four Good Sized Bedrooms, three with built-in storage
- Cloaks/WC, En Suite Shower Room & Family Bathroom
- Integral Garage & Driveway Parking
- Attractive Enclosed South Facing Rear Garden
- Brookfield School Catchment
- EPC Rating: C

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 146 sq.m./1571 sq.ft. (including Garage)  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A uPVC double glazed door with glazed side panels opens into a ...

## Entrance Porch

Fitted with wood flooring. An inner door opens to the ...

## 'L' Shaped Entrance Hall

With staircase rising to the First Floor accommodation.

## Dining Room

14'1 x 7'7 (4.29m x 2.31m)  
A good sized front facing reception room, fitted with wood flooring and having built-in storage.

## Cloaks/WC

Having a tiled floor and fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.  
A folding door opens to a built-in under stair storage area.

## Breakfast Kitchen

13'8 x 11'7 (4.17m x 3.53m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer ceramic sink with mixer tap.  
Space is provided for a range cooker with stainless steel splashback and fitted extractor hood over.  
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.  
Tiled floor.  
A uPVC double glazed door gives access onto the side of the property.

## Living Room

22'6 x 11'9 (6.86m x 3.58m)  
A spacious dual aspect reception room having an exposed brick chimney breast with feature fireplace having an ornate surround, marble inset and hearth, and a coal effect gas fire.  
A sliding patio door gives access into the ...

## uPVC Double Glazed Conservatory

14'7 x 5'0 (4.45m x 1.52m)  
A lovely conservatory having a tiled floor and French doors which open onto the rear patio. A further door from here gives access into a ...

## Utility Room

8'10 x 5'8 (2.69m x 1.73m)  
Fitted with a range of wall and base units with complementary work surfaces over. Inset 1½ bowl sink with mixer tap.  
Space and plumbing is provided for a washing machine.  
A door from this room gives access into the integral garage.

## On the First Floor

## Landing

## Master Bedroom

11'3 x 10'5 (3.43m x 3.18m)  
A good sized double bedroom with two windows overlooking the front of the property.  
This room has a range of built-in wardrobes with sliding doors along one wall.  
A door gives access into the ...

## En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, corner vanity wash basin and a low flush WC.  
Vertical radiator.  
Ceramic tile flooring.

## Bedroom Two

10'11 x 9'4 (3.33m x 2.84m)  
A good sized double bedroom with two windows overlooking the front of the property.  
This room has a built-in double wardrobe.

## Bedroom Three

10'2 x 9'7 (3.10m x 2.92m)  
A rear facing double bedroom having a built-in double wardrobe.

## Bedroom Four

7'7 x 7'3 (2.31m x 2.21m)  
A rear facing single bedroom, currently used as a study.

## Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a corner panelled bath with mixer shower over, semi recessed wash hand basin with storage below, and a concealed cistern WC.  
Vertical radiator.

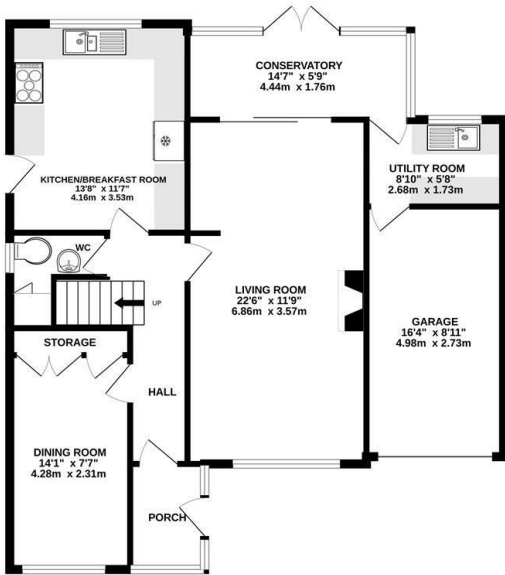
## Outside

A tarmac drive to the front of the property provides off street parking and leads to the Integral Garage. There are a range of mature plants and shrubs and a paved area to the front of the entrance porch.

A path gives access down the side of the property to the attractive, enclosed south facing rear garden which comprises a paved patio and lawn with planted borders. There is also a garden shed.



GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1571 sq.ft. (146.0 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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



**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 units, 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.



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

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