

KILBIRNIE, MATLOCK ROAD, WALTON, CHESTERFIELD, S42 7LD



WILKINS VARDY

PRESTIGIOUS PROPERTY ON 1.05 ACRE SOUTH FACING PLOT - 4 BEDROOMS PLUS SELF CONTAINED 2 BED ANNEXE - SOUGHT AFTER LOCATION

Nestled in this prestigious part of Matlock Road, this detached bungalow is a true gem waiting to be discovered. Boasting 3 reception rooms and a total of 6 bedrooms, 4 within the main property and a further 2 within the self-contained annexe, this property offers ample space for a growing family or those who love to entertain guests.

With 3 bathrooms, parking for up to 8 vehicles, and sitting on a generous 1.05-acre south facing plot, this residence exudes luxury and comfort. One of the property's most striking features is its stunning views towards the nearby Chesterfield Golf Club, making it a haven for golf enthusiasts or nature lovers alike.

This statement property is located in one of the most sought-after areas of Chesterfield, ensuring not just a beautiful home but a lifestyle to envy. And the best part? It's being sold with no upward chain, making the transition to your new abode seamless and stress-free.



General

Warm air central heating system (Johnson & Starley warm air boiler)
Gas water heating system
uPVC sealed unit double glazed windows and doors (except entrance porch which is wooden framed singled glazed)
Septic tank
Council Tax Band - G
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A timber framed and glazed front entrance door opens into an ...

Entrance Porch: Having an internal door opening to the ...

Entrance Hall: Having a door opening to a lobby, with a further door opening to the ...

Cloaks/WC: Fitted with a 2-piece suite comprising of a low flush WC and a wash hand basin with storage below and to the side.

Kitchen/Diner: A good sized dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over. Inset single drainer ceramic sink with mixer tap. Integrated appliances to include a dishwasher and a fridge. Space is provided for a range cooker. An opening leads through into a ...

Utility Room: Having a fitted worktop with space and plumbing below for a washing machine, and space for a tumble dryer. Space is also provided for a fridge/freezer. There is built-in storage which houses the warm air boiler and the gas water heater. Vinyl flooring. A uPVC double glazed door gives access onto the side of the property.

Bedroom Two: A double bedroom having a built-in cupboard and a window to the side elevation.

Family Bathroom: Being fully tiled and fitted with a white 4-piece suite comprising of a panelled corner bath, shower cubicle with mixer shower, semi recessed wash hand basin with storage below and to the sides, and a concealed cistern WC.

Master Bedroom Suite

Bedroom: A spacious dual aspect double bedroom having an opening leading through into a ...

Dressing Room: Having ample room for wardrobes and drawer units. A door from here gives access into an ...



En Suite Shower Room: Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, vanity wash hand basin and a low flush WC.

Bedroom Three: A rear facing double bedroom.

Bedroom Four: A rear facing double bedroom.

Open Plan Living/Dining Room:

Dining Room: A good sized rear facing reception room, which can also be accessed from the living room. An open archway leads through into the ...

Living Room: A spacious dual aspect reception room, which can also be accessed from the entrance hall. Having a feature stone fireplace with an inset living flame coal effect gas fire. Two sliding patio doors give access into the conservatory. A further door gives access into an inner hall.

uPVC Double Glazed Conservatory: Having a tiled floor and French doors which overlook and open onto the rear patio.

Inner Hall: Having a door giving access into the Integral Double Garage, and a timber framed and glazed door opening onto the rear patio. An internal door gives access to the Annexe accommodation.

ANNEXE ACCOMMODATION

Lounge/Diner: A spacious dual aspect reception room having a feature exposed brick wall with display niche. A uPVC double glazed sliding patio door overlooks and opens onto the rear patio.

Entrance Hall: Having a timber framed door opening to the front of the property. Two built-in storage cupboards, one housing a hot water cylinder.

Kitchen: Being part tiled and fitted with a range of base units with complementary work surfaces over. Inset single drainer stainless steel sink with mixer tap. Space is provided for a freestanding cooker, and there is also space for an under counter fridge or freezer. Built-in airing cupboard housing the Johnson & Starley warm air boiler. A uPVC double glazed door gives access onto the rear of the property.

Bedroom One: A rear facing double bedroom having a built-in double wardrobe.

Bedroom Two: A front facing single bedroom having a built-in double wardrobe.



Bathroom: Being fully tiled and fitted with a 3-piece suite comprising a panelled bath, wash hand basin with storage below, and a low flush WC.

Outside: The property sits on a most generous 1.05 acre plot, with a substantial block paved drive to the front providing off street parking for several vehicles/caravan standing. There are also two corner lawns with shrubs.

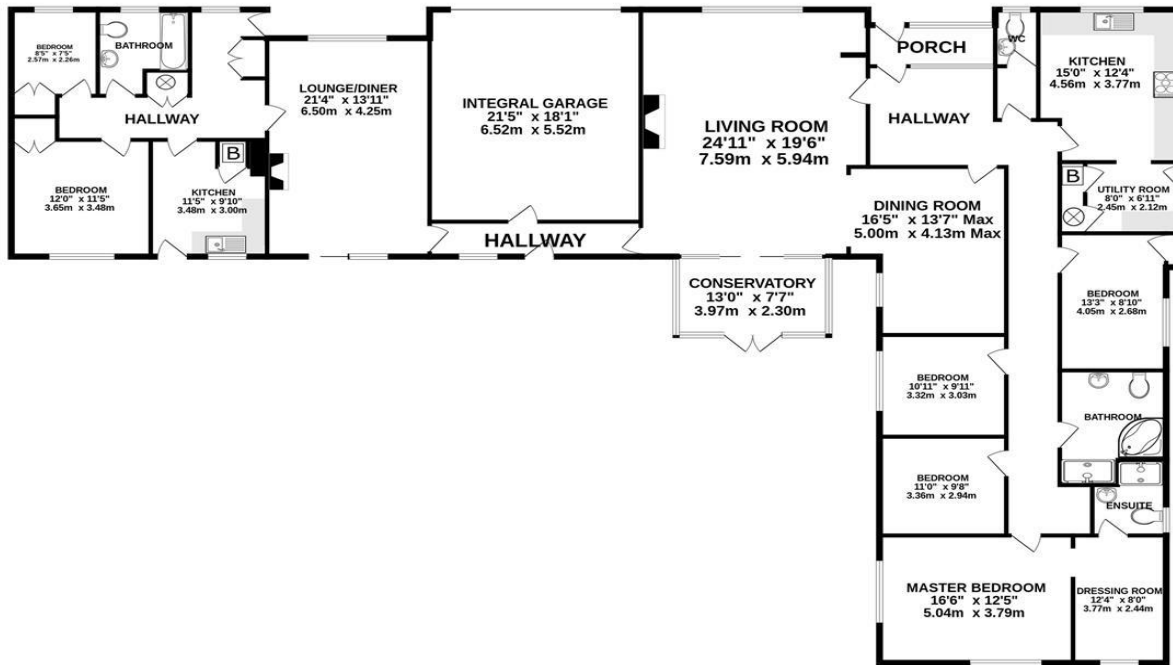
There is an Integral Double Garage accessed from the driveway, which has an electric roller door, light and power.

Gates to either side of the property give access to the attractive south facing rear garden where there is a raised paved patio with steps down to a substantial lawn with mature trees and a garden pond. There is also a summerhouse, breeze block garden storage shed and a hardstanding area with a greenhouse.

OVERAGE CLAUSE: The property will be sold with an overage clause to protect against future development of additional dwellings within the plot. If planning permission is granted for an additional dwelling or dwellings on the plot within the next forty years, the current owners will benefit from a payment equal to 30% of any uplift in value achieved by the planning consent. This overage will not apply to extension or re-modelling of the main house. It is understood that the property sits within the North East Derbyshire District Council green belt, and therefore it is felt development of the plot would be unlikely under current planning policy.



GROUND FLOOR
3427 sq.ft. (318.4 sq.m.) approx.



TOTAL FLOOR AREA : 3427 sq.ft. (318.4 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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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.

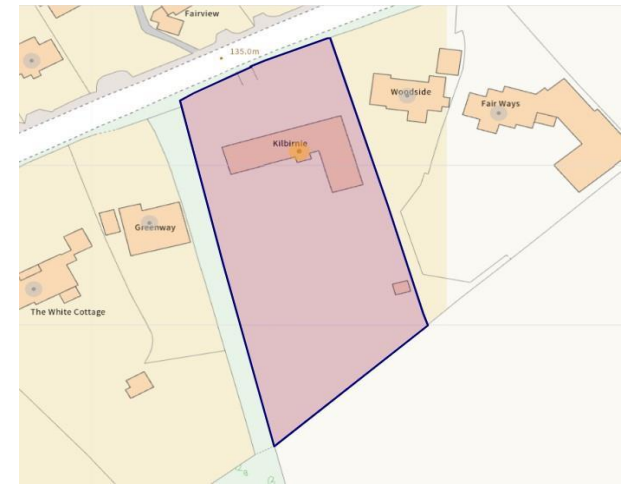
We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves 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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	