



2 Woodcote Way,  
Walton, S40 3FF

OFFERS IN THE REGION OF

£312,500

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WILKINS VARDY

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SUPERB DETACHED FAMILY HOME BUILT 2021 - WELL APPOINTED ACCOMMODATION - NO CHAIN - SOUTH FACING SIDE GARDEN

Welcome to this superb detached house located on Woodcote Way in Walton. This modern property, boasts a spacious 961 sq. ft. of living space, perfect for a family looking for a new home. From the entrance hall, you are greeted by a bright and airy reception room, ideal for entertaining guests or simply relaxing with your loved ones. The house also features a spacious dual aspect kitchen/diner with utility room off, three well proportioned bedrooms, offering plenty of space for a growing family, together with two bathrooms and a cloaks/WC. The convenience of having parking for two vehicles right at your doorstep makes it perfect for those with multiple cars or guests visiting regularly.

Ideally placed for routes towards the M1 Motorway and the Peak District, the property is also situated close to the various amenities in Walton and Brampton and just a short distance from Chesterfield Golf Club.

- Superb Detached Family Home
- Dual Aspect Kitchen/Diner with Integrated Cooking Appliances
- Three Good Sized Bedrooms
- Driveway Parking for Two Cars
- NO CHAIN
- Spacious Living Room
- Separate Utility Room & Cloaks/WC
- En Suite Shower Room & Family Bathroom
- Enclosed South Facing Side Garden
- EPC Rating: B

## General

Gas central heating (Ideal Combi Boiler)  
uPVC sealed unit double glazed windows  
Gross internal floor area - 89.3 sq.m./961 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

A composite front entrance door opens into an ...

### Entrance Hall

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

### Cloaks/WC

Fitted with laminate flooring and having a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback, and a low flush WC.

### Living Room

18'7 x 10'2 (5.66m x 3.10m)  
A spacious side facing reception room, spanning the full depth of the property, fitted with laminate flooring and having downlighting.

### Kitchen/Diner

18'7 x 8'10 (5.66m x 2.69m)  
A dual aspect room spanning the full depth of the property. Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor over.  
Space is provided for a fridge/freezer and there is also space for an under counter appliance.  
Laminate flooring.  
uPVC double glazed French doors overlook and open onto the rear of the property.

### Utility Room

8'2 x 6'11 (2.49m x 2.11m)  
Having a double base unit with fitted worktop and upstands.  
Space is provided for a washing machine and a tumble dryer.  
Laminate flooring.  
A composite door gives access onto the side of the property.

## On the First Floor

### Spacious Landing

### Master Bedroom

11'8 x 10'2 (3.56m x 3.10m)  
A good sized front facing double bedroom fitted with laminate flooring and having downlighting. A door gives access into an ...

### En Suite Shower Room

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Laminate flooring.

### Bedroom Two

12'4 x 11'8 (3.76m x 3.56m)  
A good sized front facing double bedroom.

### Bedroom Three

9'4 x 8'10 (2.84m x 2.69m)  
A good sized single/small double bedroom overlooking the side of the property.

### Family Bathroom

Fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap and tiled splashback, pedestal wash hand basin and a low flush WC.  
Tiled floor.

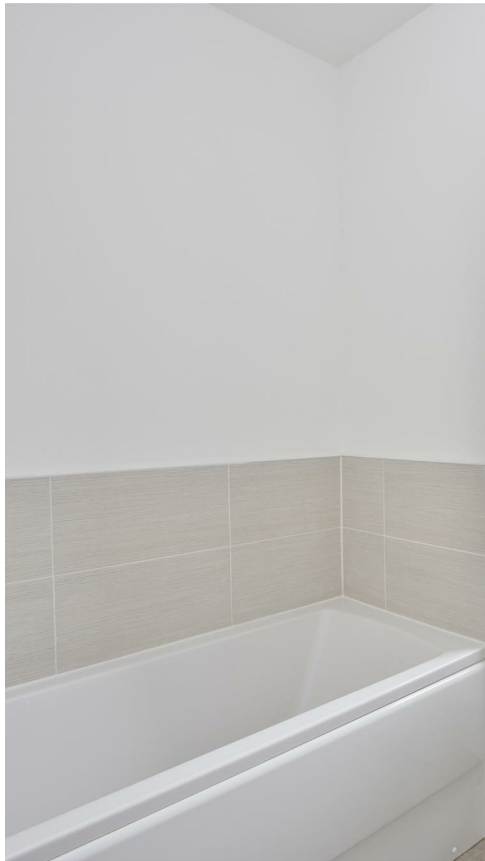
### Outside

There is a low maintenance frontage of plants and shrubs, together with a paved pathway.

To the right hand side of the property there is a block paved drive providing off street parking for up to four cars.

A gate to the left hand side of the property gives access to the enclosed south facing side garden which is laid to lawn and has a paved path.



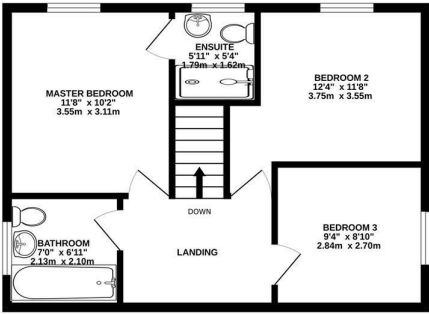
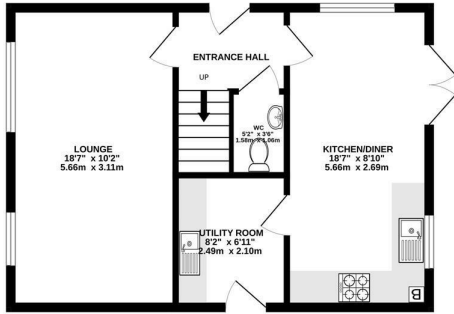


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 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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RICS

Relocation  
agent  
network

### 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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