



7 Guildford Avenue,
Walton, S40 3HB

OFFERS IN THE REGION OF

£389,950

W
WILKINS VARDY

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STUNNING THREE BED DETACHED BUNGALOW WITH GENEROUS SOUTH WEST FACING REAR GARDEN

This immaculately presented three double bed roomed detached bungalow offers impeccable and well ordered accommodation. Comprising a modern integrated breakfast kitchen, contemporary bathroom and a generous living room with French doors overlooking a pleasant mature enclosed south west facing rear garden. With ample off street parking and a detached brick built garage, this property would suit a retired couple or family.

Being ideally positioned for the nearby shops in Walton and Brampton, and Somersall Park/Walton Dam just a short distance, the property is also well placed for transport links into the Town Centre and towards Matlock and the Peak District.

- Immaculately Presented Detached Bungalow
- Modern Integrated Kitchen
- Contemporary 4-Piece Family Bathroom
- Generous Landscaped South West Facing Rear Garden
- EPC Rating: D
- Generous Lounge/Diner with French Doors
- Three Good Sized Double Bedrooms
- Detached Garage & Off Street Parking
- Brookfield School Catchment

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 78.1 sq.m./840 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A composite front entrance door with glazed side panels opens into a ...

Spacious Entrance Hall

Fitted with laminate flooring and also having the loft access hatch.

Master Bedroom

12'0 x 12'0 (3.66m x 3.66m)
A good sized front facing double bedroom having a range of fitted furniture to include wardrobes and drawer units.

Bedroom Two

12'0 x 8'11 (3.66m x 2.72m)
A good sized double bedroom, having a built-in double cupboard and a window to the side elevation.

Bedroom Three/Study

10'11 x 8'0 (3.33m x 2.44m)
A good sized front facing double bedroom, currently used as a study.

Living/Dining Room

18'6 x 11'11 (5.64m x 3.63m)
A generous reception room having a feature Portugese stone fireplace with inset living flame coal effect gas fire.
uPVC double glazed French doors overlook and open onto the rear patio.

Breakfast Kitchen

11'6 x 10'9 (3.51m x 3.28m)
A dual aspect room, being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, microwave/combi oven, electric oven and 4 ring gas hob with glass splashback and concealed extractor canopy over.
Space is provided for a fridge/freezer.
Vinyl flooring and downlighting.
A uPVC double glazed door gives access onto the side of the property.

Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath with centre mixer tap, walk-in shower enclosure with waterproof boarded walls and mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Chrome heated towel radiator.

Vinyl flooring and downlighting.

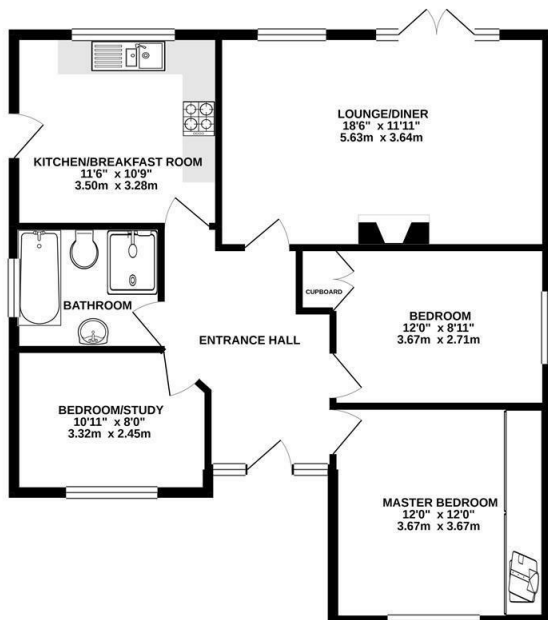
Outside

To the front of the property there is a block paved drive/turning area providing off street parking and leading to a detached single garage, having light and power. There is also a lawned garden with low level stone wall.

A gate gives access down the side of the property to an enclosed, landscaped south west facing rear garden which comprises of an Indian Stone paved patio with steps up to a lawn with mature planted borders, fruit trees and a garden pond. There is also a garden shed.



GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq ft. (78.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Letroplan 1/2011

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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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, gas fire, 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.

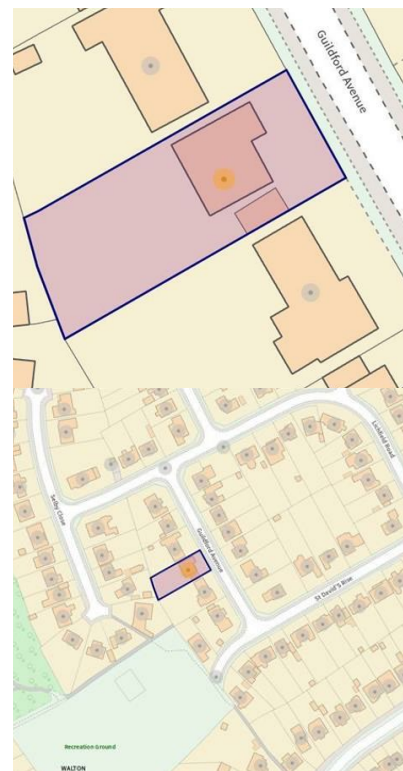
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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.



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