Crossland Grange Greenways,
Walton, S40 3HF

OFFERS IN THE REGION OF

£875,000

WILKINS VARDY

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EXCLUSIVE DETACHED STONE BUILT FAMILY HOME WITH 3972 SQ. FT OF SPACE - SEPARATE ANNEXE ACCOMMODATION - 0.29 ACRE PLOT

Built in 1995 by its present owners, this superb stone built detached house offers a fantastic family home with separate annexe accommodation ideal for a dependant relative or teenager. The property boasts three generously sized reception rooms to the main house. The heart of the home is complemented by a good sized dining kitchen, which opens into a spacious conservatory. The property features five double bedrooms, providing plenty of room for family members or guests and three modern bathrooms. Outside there is an attached double garage and mature gardens. Previously used as a base for the current owners' business, the annexe accommodation offers its own access, a reception room with office off, a kitchenette, WC, double bedroom and a storage room.

In summary, this detached house on Greenways, Walton, presents an excellent opportunity for those seeking a spacious and comfortable family home in a desirable location. With its ample living space, and inviting surroundings, this property is sure to impress.

- 3972 Sq. Ft. Superb Stone Built Detached House with Self Contained Annexe Accommodation
- Three Reception Rooms to the Main House
- Dining Kitchen with Large Conservatory off
- Separate Utility Room & Cloaks/WC
- Five Double Bedrooms
- Two En Suites & Family Bathroom
- Annexe with Office, Reception Room, Kitchenette, WC, Bedroom & Store Room
- Attached Double Garage & Mature Gardens Extending to 0.29 Acres In Total
- Desirable Location in Brookfield School Catchment
- EPC Rating: C

General
Main Property: Gas central heating - (Worcester Greenstar Combi Boiler)
Annexe: Gas central heating - (Baxi Duotec Combi Boiler)
Sealed unit double glazed windows and doors (unless otherwise stated)
Security systems to Annexe
Gross internal floor area - 369.0 s.qm./3972 sq.ft. (including Garage)
Council Tax Band - G
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A composite front entrance door opens into an ...

Entrance Hall
A composite front entrance door opens into a ...

Cloaks/WC
Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

Dining Kitchen
19'3 x 15'10 (5.87m x 4.83m)
A triple aspect room, being part tiled and fitted with a range of light oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric double oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a dishwasher.
Vinyl flooring to the kitchen area, and laminate flooring to the dining area.
Corner wood burning stove sat on a marble hearth.
Feature beam from the original barn.
Timber framed double glazed French doors give access in to the ...

Stone/uPVC Double Glazed Conservatory
15'5 x 12'0 (4.70m x 3.66m)
A spacious conservatory having a tiled floor and French doors opening to a side patio.

Dining Room
14'2 x 13'9 (4.32m x 4.19m)
A good sized reception room, currently used as a music room. Having a side facing window and French doors which open to the Living Room.

Living Room
19'4 x 18'6 (5.89m x 5.64m)
A spacious triple aspect reception room, which can also be accessed from the Entrance Hall. Having a feature fireplace with wood surround, tiled hearth and an inset living flame coal effect gas fire.
Feature beam from the original barn.
uPVC double glazed French doors overlook and open onto the rear garden.

Utility Room
13'0 x 6'3 (3.96m x 1.91m)
Having an 'L' shaped work surface with tiled splashback, double wall unit above and double base unit below.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a chest freezer and an additional appliance.
Vinyl flooring.
A composite door gives access onto the rear of the property.

Study
13'5 x 10'8 (4.09m x 3.25m)
A versatile and good sized rear facing reception room. A door from here leads through to the Annexe.

On the First Floor

Landing
Having a built-in double cupboard, and loft access hatch with pull down ladder to a part boarded roof space with lighting.

Master Bedroom
17'4 x 15'6 (5.28m x 4.72m)
A spacious dual aspect double bedroom. A door gives access into an ...

En Suite Bathroom
Being part tiled and fitted with a 4-piece suite comprising of a tiled-in bath with mixer tap, corner shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.
Vinyl flooring and downlighting.

Bedroom Two
18'6 x 12'0 (5.64m x 3.66m)
A spacious dual aspect double bedroom. A door gives access into an ...

En Suite Shower Room
Being part tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash basin with storage below and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Bedroom Three
13'9 x 12'0 (4.19m x 3.66m)
A good sized double bedroom with side facing window, and having a built-in double wardrobe.

Bedroom Four
15'11 x 10'2 (4.85m x 3.10m)
A good sized dual aspect double bedroom, having a built-in double wardrobe.

Bedroom Five
12'7 x 9'0 (3.84m x 2.74m)
A good sized double bedroom, having a built-in double cupboard.

Family Bathroom
Being part tiled and fitted with a modern white 4-piece suite comprising of a panelled bath, walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

ANNEXE ACCOMMODATION
A composite front entrance door opens into an ...

Entrance Hall
Having a tiled floor. A staircase rises to the First Floor accommodation.

Kitchenette
9'2 x 6'5 (2.79m x 1.96m)
Having a fitted 'L' shaped worktop with inset single drainer stainless steel sink with mixer tap.
Double base unit.
Space is provided for a fridge or freezer.
Tiled floor.

Cloaks/WC
Fitted with a 2-piece suite comprising of a pedestal wash hand and a low flush WC.
Tiled floor.
Plumbing is provided for the installation of a shower cubicle.

'L' Shaped Reception Room
17'8 x 16'1 (5.38m x 4.90m)
A good sized dual aspect room.

Office
9'1 x 8'2 (2.77m x 2.49m)
A versatile space with a door into the main house.

On the First Floor

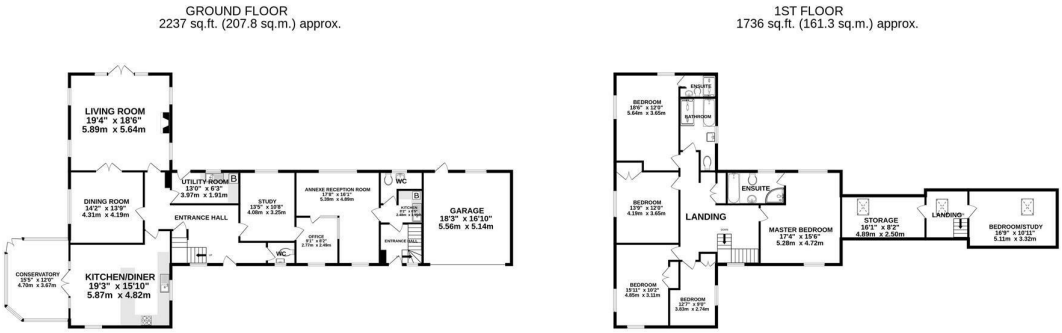
Landing

Bedroom/Study
16'9 x 10'9 (5.11m x 3.28m)
A good sized versatile room with fitted shelving and having timber framed double glazed Velux window.

Storage Room
16'1 x 8'2 (4.90m x 2.49m)
A good sized versatile room having a timber framed double glazed Velux window.

Outside
The property sits on a generously proportioned plot, with a large sweeping tarmac driveway providing ample off street parking/caravan standing, leading to an Attached Double Garage having an 'up and over' door, light, power, inspection pit, and rear personnel door. There is also a lawned garden with mature shrubs.

Paths to either side of the property give access to the rear, where there is a substantial lawned garden with mature fruit trees and a paved patio with mature shrubs and a brick built BBQ. There is also a greenhouse and a garden shed.



TOTAL FLOOR AREA : 3972 sq.ft. (369.0 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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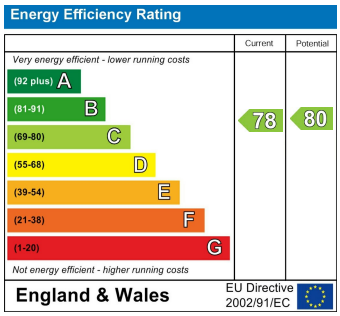

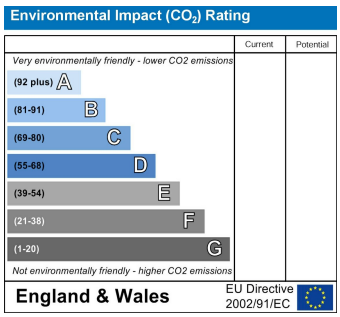

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VIEWINGS

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, log burner, 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.

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wilkins-vardy.co.uk