



10 Lake View Avenue,
Walton, S40 3DR

OFFERS IN THE REGION OF

£340,000

W
WILKINS VARDY

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THREE BED DETACHED FAMILY HOME - CORNER PLOT - MODERN BATHROOM - GARAGE & DRIVEWAY

Occupying a corner plot is this well appointed detached family home offering 866 sq.ft. of well proportioned and neutrally presented accommodation. The home features a ground floor cloaks/WC and an office/study, together with a fitted kitchen which has a range of integrated appliances and a dual aspect lounge/diner with French doors opening onto the low maintenance south facing rear garden. With three good sized bedrooms and a modern 4-piece family bathroom, it is sure to attract interest from a variety of buyers.

The property is located in a popular and established residential neighbourhood, just a short distance from Somersall Park and easily accessible for local amenities in Walton and Brampton. The property is also readily accessible for transport links into the Town Centre and towards the Peak District, and is within the Brookfield School Catchment Area.

- Well Appointed Detached Family Home on Corner Plot
- Dual Aspect Lounge/Diner with French doors opening to the Rear Garden
- Ground Floor Cloaks/WC
- Versatile Office/Study
- Fitted Kitchen with some Integrated Appliances
- Three Good Sized Bedrooms
- Modern 4-Piece Family Bathroom
- Detached Garage & Car Standing Space
- Attractive Gardens to the Front, Side and Rear
- EPC Rating: C

General

Gas central heating (Baxi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 80.5 sq.m./866 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed door opens into a ...

Entrance Porch

With an opening leading through to the entrance hall, and a door giving access into a ...

Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.
Heated towel rail.
Laminate flooring.

Entrance Hall

Having a useful built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Office

6'1 x 5'7 (1.85m x 1.70m)
A versatile room fitted with laminate flooring and having a side facing window.

Kitchen

10'11 x 7'1 (3.33m x 2.16m)
Being fully 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 and downlighting above.
Integrated appliances to include a fridge, freezer, dishwasher, gas oven/grill and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine.
Laminate flooring.
A uPVC double glazed door gives access onto the side of the property.

Living/Dining Room

19'5 x 10'5 (5.92m x 3.18m)
A good sized dual aspect reception room having a bay window overlooking the front garden and uPVC double glazed French doors which overlook and open onto the rear patio.
This room also has a feature fireplace with an inset electric fire.

On the First Floor

Landing

Bedroom One

12'2 x 10'5 (3.71m x 3.18m)
A good sized double bedroom overlooking the rear of the property.

Bedroom Two

12'2 x 9'0 (3.71m x 2.74m)
A good sized front facing double bedroom.

Bedroom Three

9'3 x 7'1 (2.82m x 2.16m)
A good sized single/small double bedroom, fitted with laminate flooring.

Family Bathroom

Being fully tiled and fitted with a modern white 4-piece suite comprising of a panelled bath, walk-in shower enclosure with electric shower, wash hand basin with storage below, and a concealed cistern WC.
Flat panel heated towel rail.
Laminate flooring.

Outside

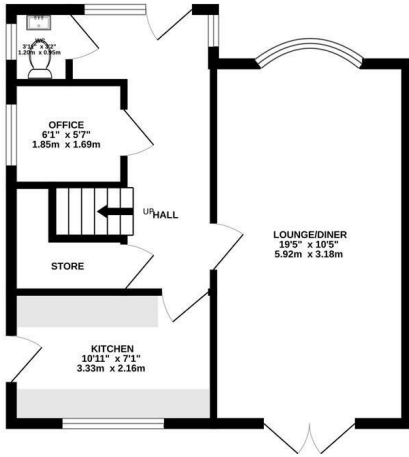
The property sits on a corner plot, having a well stocked front garden of plants, shrubs and beds of decorative slate. There is also a decorative slate path which leads to a gate which gives access to the rear garden.

To the side of the property there are lawned gardens with plants, trees and shrubs and a paved path leading to the side entrance door. There is also a block paved driveway providing off street parking and leading to the Detached Single Garage which has an 'up and over' door, light, power and rear personnel door.

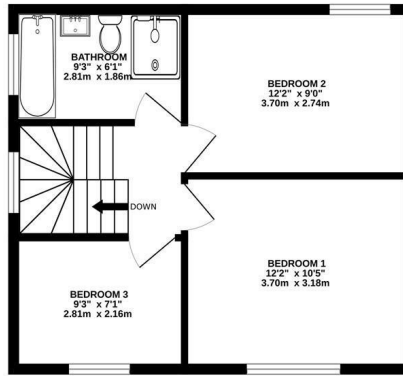
To the rear of the property there is a large paved patio with raised planted beds. There is also a raised deck seating area with a sunken pond and water feature. Steps lead up to the garage rear personnel door.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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) 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	74	78
	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



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, electric 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.

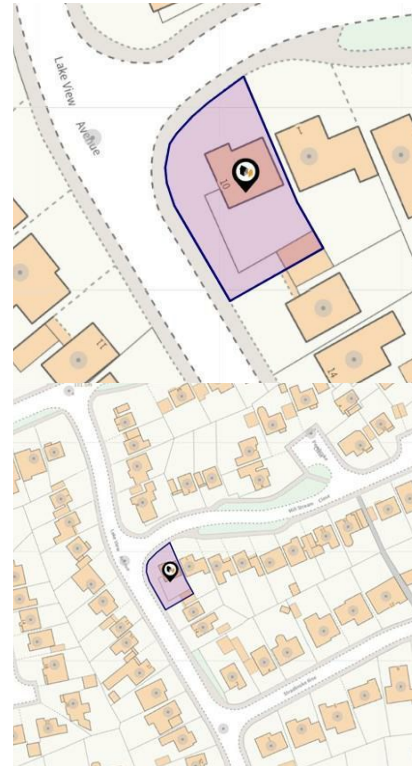
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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