



6 St. Johns Close,
Walton, S42 7HH

£600,000

W
WILKINS VARDY

£600,000

SUPERB DETACHED FAMILY HOME - FANTASTIC OPEN PLAN KITCHEN/DINING/FAMILY ROOM - DOUBLE GARAGE

Occupying a corner plot is this extended detached family home which offers an impressive blend of modern living and comfort. The stylish accommodation comprises of two reception rooms, a ground floor cloak/WC, utility room and a fantastic open plan kitchen/living/dining room having bi-fold doors which open to the attractive enclosed rear garden. The home also comprises two modern bathrooms and four inviting double bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. Outside, there is an attached double garage and driveway parking for two vehicles.

With its contemporary design and thoughtful layout, this house is not just a place to live, but a place to thrive. Whether you are looking to settle down in a family friendly neighbourhood or seeking a stylish home with room to grow, this property on St. Johns Close is sure to impress.

Don't miss the opportunity to make this delightful house your new home.

- SUPERB DETACHED FAMILY HOME ON CORNER PLOT
- FANTASTIC OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- FOUR DOUBLE BEDROOMS
- ATTACHED DOUBLE GARAGE & CAR STANDING SPACE
- BROOKFIELD SCHOOL CATCHMENT
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKS/WC & UTILITY ROOM
- MODERN FAMILY BATHROOM & EN SUITE SHOWER ROOM
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- EPC RATING: C

General

Gas central heating (Ideal Logic Plus Boiler)
uPVC sealed unit double glazed windows and doors
Oak internal doors throughout
Security alarm system
Gross internal floor area - 199.5 sq.m./2147 sq.ft. (including double garage and garden store)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Entrance Hall

Fitted with engineered bamboo flooring. An open balustrade staircase rises to the First Floor accommodation.

Study/Office

10'6 x 8'8 (3.20m x 2.64m)
A versatile front facing reception room.

Living Room

17'10 x 12'4 (5.44m x 3.76m)
A spacious dual aspect reception room with bay window overlooking the front garden.
This room has a fitted coal effect gas fire sat on a marble hearth.

Cloaks/WC

Fitted with engineered bamboo flooring and having a modern white 2-piece suite comprising of a low flush WC and wash hand basin with vanity unit below.

Superb Open Plan Kitchen/Dining/Family Room

28'10 x 23'3 (8.79m x 7.09m)
Fitted with a contemporary range of cream hi-gloss wall, drawer and base units with plinth lighting, and complementary quartz work surfaces and upstands, including a large island unit.
Inset sink with mixer tap.
Integrated Miele appliances to include a dishwasher, two fridge/freezers, combination steam oven, combination microwave oven and a moisture plus oven, all with warming drawers and an induction hob with extractor over.
A door gives access to a built-in pantry/store cupboard.
Six Velux windows.
Feature fireplace with gas stove.
Downlighting to the kitchen area.
Engineered bamboo flooring with under floor heating.
Bi-fold doors overlook and open to the rear of the property.

Utility Room

8'1 x 7'2 (2.46m x 2.18m)
Fitted with wall and base units with work surface and upstands.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a

tumble dryer.
Engineered bamboo flooring.
A door gives access into the garage, and a composite door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard housing the hot water cylinder.

Bedroom One

12'4 x 10'10 (3.76m x 3.30m)
A good sized rear facing double bedroom having built-in storage. A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with Hansgrohe mixer shower, semi pedestal wash hand basin and a low flush WC.
Heated towel rail.
Vinyl flooring and downlighting.,

Bedroom Two

12'4 x 10'1 (3.76m x 3.07m)
A good sized front facing double bedroom having built-in storage.

Bedroom Three

9'8 x 9'5 (2.95m x 2.87m)
A good sized front facing double bedroom having built-in storage.

Bedroom Four

10'4 x 9'8 (3.15m x 2.95m)
A rear facing double bedroom having built-in storage and currently used as a study.

Family Bathroom

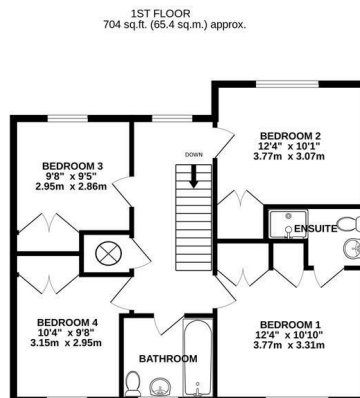
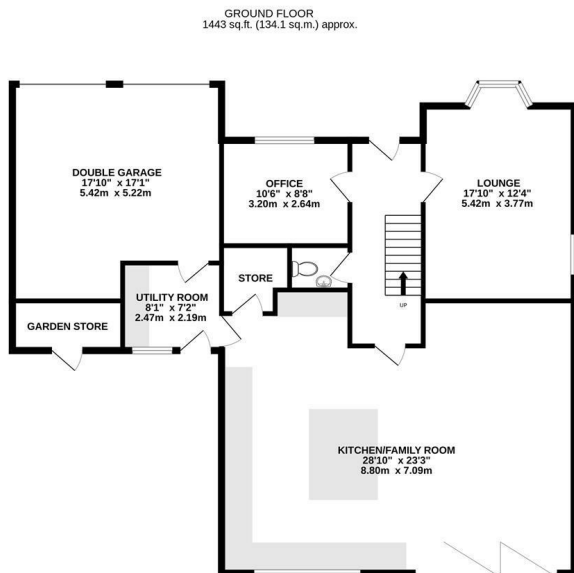
Being fully tiled and fitted with a contemporary white 3-piece suite comprising of a tiled-in bath with LED lighting, glass shower screen and Hansgrohe mixer shower over, semi recessed wash hand basin with storage below and a concealed cistern WC.
Heated towel rail.
Tiled floor and downlighting.

Outside

To the front of the property there is a lawned garden with tree. A tarmac driveway provides off street parking for two vehicles and leads to the Double Garage (17'10 x 17'1) having two 'up and over' doors and a personnel door giving access into the utility room.

To the rear of the property there is an enclosed garden which comprises of a large deck seating area, lawn with borders of plants, shrubs and trees and two paved seating areas. An external door to the side of the utility room gives access into an integral Garden Store.

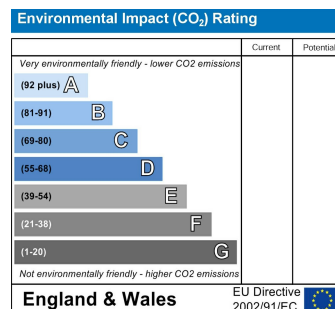
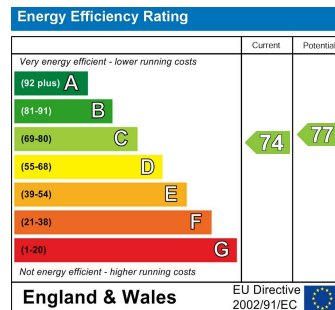




TOTAL FLOOR AREA : 2147 sq.ft. (199.5 sq.m.) approx.

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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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 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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