



28 Greenways,
Walton, S40 3HF

OFFERS IN THE REGION OF

£290,000

W
WILKINS VARDY

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EXTENDED DETACHED FAMILY HOME - GARAGE & MODERN CONSERVATORY - POPULAR LOCATION CLOSE TO AMENITIES

This well appointed three bedroomed detached family home has been recently re-decorated with electrics upgraded and a new central heating system installed. The house boasts plenty of off street parking and a detached garage, gardens to the front and rear, a modern hi-gloss kitchen with integrated appliances and a recently re-fitted bathroom. There is also a ground floor WC and modern 'L' shaped conservatory meaning this property would suit both a growing family or retired couple.

With Walton Shops and Somersall Park just a short distance away, and Chatsworth Road and its various shops and amenities a little further, the property is also ideally positioned for access into the Town Centre, Train Station and for routes towards the M1.

- Detached Family Home which has been re-decorated, electrics and heating upgraded
- Modern Hi-Gloss Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Detached Garage & Ample Off Street Parking
- Brookfield School Catchment and close to Walton Shops & Somersall Park
- Spacious Bay Fronted Living Room
- Brick/uPVC Double Glazed Conservatory with Cloaks/WC off
- Modern Re-Fitted Bathroom
- Low Maintenance Gardens
- EPC Rating: D

General

Gas central heating (Ideal Combi Boiler - Replaced 2024)
uPVC double glazed windows and doors
Electrics upgraded recently
Gross internal floor area - 92.7 sq.m./998 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed front door opens into an ...

Entrance Hall

Having a built-in double cupboard housing the gas boiler.

Living Room

A spacious bay fronted reception room having a feature brick fireplace with an inset living flame coal effect gas fire sat on a tiled hearth.
A staircase rises to the First Floor accommodation.
Glazed French doors open into the ...

Kitchen

16'6 x 9'8 (5.03m x 2.95m)
Spanning the full width of the property and fitted with a modern range of black hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, slimline dishwasher, microwave, electric oven and hob with glass splashback and extractor hood over.

Tiled floor and downlighting.
A uPVC double glazed door gives access into the ...

Brick/uPVC Double Glazed Conservatory

16'6 x 11'3 (5.03m x 3.43m)
A good sized conservatory spanning the full width of the property and having uPVC double glazed French doors which overlook and open onto the rear garden.
A further door opens into a ...

Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.
Tiled floor.

On the First Floor

Landing

With loft access hatch.

Bedroom One

15'2 x 9'5 (4.62m x 2.87m)
A good sized front facing double bedroom.

Bedroom Two

12'0 x 9'5 (3.66m x 2.87m)
A good sized rear facing double bedroom.

Bedroom Three

10'0 x 7'1 (3.05m x 2.16m)
A front facing single bedroom having a built-in over stair store cupboard.

Re-Fitted Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with folding glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

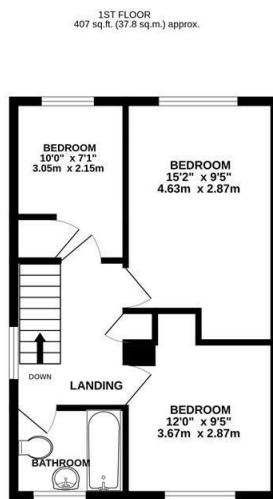
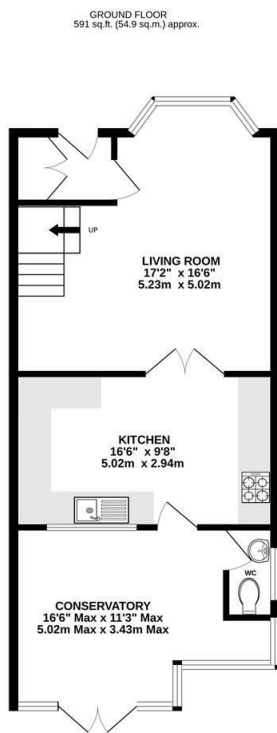
Outside

To the front of the property there is a rockery style garden comprising of decorative pebbles and shrubs.

A paved driveway to the side provides ample off street parking and leads to a detached single garage.

The enclosed low maintenance rear garden comprises a paved patio, decorative pebbles and mature shrub beds and conifers.





TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, 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 illustrative purposes only and should be used as a guide 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.
Made with Letmapr 12/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(54-68) D		68	
(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			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

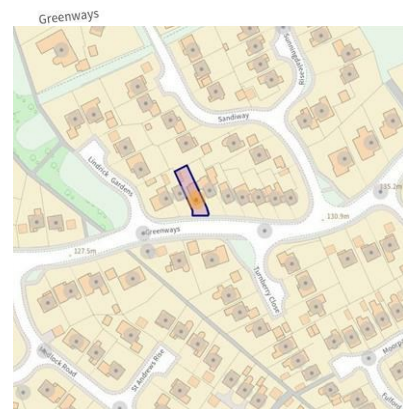
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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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