



271 Walton Road  
, Chesterfield, S40 3BT

Offers Over £375,000





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£375,000 (Offers over) Located in the sought after Chesterfield suburb of Walton, within walking distance to surrounding countryside walks and the vibrant Chatsworth Road, where you will find a selection of boutique shops, cafes and independent restaurants, is this charming and attractive 3 bedroom detached home, presenting a fantastic opportunity for a buyer to personalise throughout.

Offering 1334 sqft of accommodation over 2 storeys, the property features a solid wood island kitchen with granite worktops, a rear garden room extension giving the property an social, open plan family space, a further formal reception room, spacious bedrooms, a detached garage / workshops, ample off road parking and generously sized, west-facing private garden.

The ground floor comprises; entrance hallway, bay-fronted family lounge with feature fireplace, solid wood island kitchen with granite worktops, separate utility room, ground floor WC, open plan living and dining space to the rear of the property with access to the rear garden.

The first floor comprises; bathroom with bath and overhead shower, 3 double bedrooms

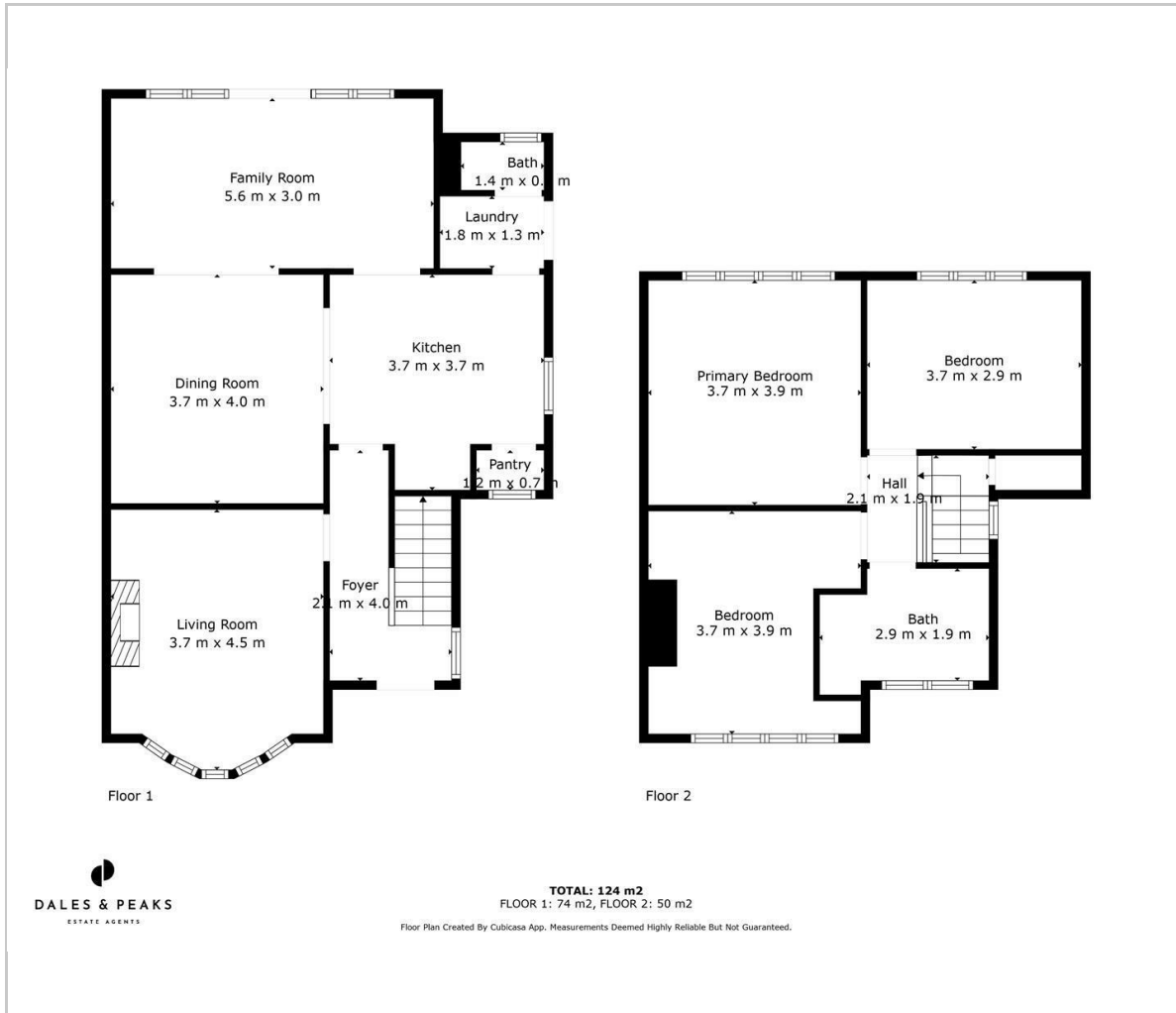
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## Floor Plan



## Viewing

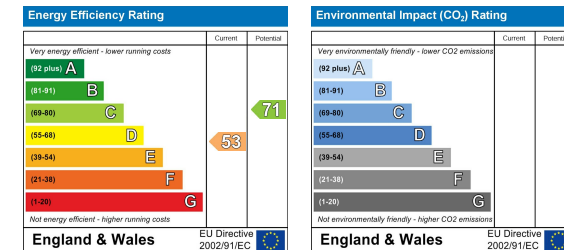
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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