



199 Somersall Lane, Walton, Chesterfield, S40 3NA  
Offers in the Region of £600,000



\*\*\*GUIDE PRICE - £600,000 TO £625,000\*\*\*

\*IMPRESSIVE DETACHED FAMILY HOME \* EXTENDED TO SIDE AND REAR \* FOUR BEDROOMS \* FAMILY BATHROOM/W.C. PLUS ENSUITE SHOWER ROOM/W.C. \* LOUNGE WITH WOOD BURNING STOVE \* FAMILY ROOM WITH FEATURE FIREPLACE & WOOD BURNING STOVE \* DINING AREA WITH DOUBLE FRENCH DOORS TO REAR GARDEN \* SNUG \* IMPRESSIVE FAMILY BREAKFAST KITCHEN WITH VAULTED CEILING & BI-FOLD DOORS & AGA \* LARGE DRIVE ON/OFF DRIVEWAY \* INTEGRAL GARAGE \* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZING \* BEAUTIFUL GARDEN WITH OUTBUILDINGS \* HIGHLY REGARDED LOCATION

W T Parker are delighted to bring to the open market this charming character home which benefits from accommodation which has been extended to the side and rear elevations. To the ground floor a welcoming reception hall provides access to the lounge, separate family room and snug which then lead through to the dining area and fabulous family breakfast kitchen which provides the hub for this wonderful home. To the first floor there are four bedrooms, one of which has an ensuite shower room/w.c. along with a family bathroom/w.c. with a four piece suite.

Externally, the property sits back from the road, thereby providing ample off street vehicular standing. To the rear, there is a delightful garden with timber outbuildings.

The accommodation boasts a flexible living space which is generously proportioned throughout and will undoubtedly appeal to a wide range of potential buyers. It also benefits from a gas fired central heating system and has UPVC double glazing throughout.

Call now to view 01246 232156



## Ground Floor Accommodation

### Storm Porch

Open porch giving access to main entrance door.

### Reception Hall

With timber entrance door to front elevation, laminate flooring, stairs to first floor accommodation, inset ceiling spotlights and doors leading off to:

### Cloakroom/WC

Having been fitted with a white suite comprising low flush w.c., corner wash basin, half height ceramic wall tiling and laminate flooring.

### Lounge

13'1" x 12'9" (3.99m x 3.91m)

Currently used as a bedroom, this lovely reception room has a brick fire surround with inset wood burning stove, UPVC double glazed bay window to front elevation, fitted alcove storage, picture rail and radiator.

### Family Room

11'1" x 13'0" (3.40m x 3.97m)

With feature stone fireplace having inset cast-iron log burning stove and slate hearth, picture rail, wall light points, laminate flooring and radiator.

Opening out to:

### Dining Area

11'0" x 6'11" (3.37m x 2.13m)

With continuation of the laminate flooring, feature beams to ceiling, double glazed double French doors leading to outside, half height feature wall-panelling. Opening in to:

### Snug Area

8'10" x 17'3" (2.70m x 5.26m)

With door leading back through to reception hall, skylight window, inset ceiling spotlights and continuation of the laminate flooring.

Open plan to:

### Family Breakfast Kitchen

16'11" x 20'4" (5.16m x 6.21m)

A truly impressive family breakfast kitchen which forms part of the rear extension and has been comprehensively fitted with a range of wall and base cupboard units with worksurfaces over and ceramic double bowl Butler's sink with mixer tap over. Also having space for range oven with extractor canopy over, space and plumbing for washing machine, space for American-style fridge freezer, centre island with storage below forming breakfast bar, vaulted ceiling with two skylight windows, fitted log-burning Aga, feature exposed brick wall, continuation of the laminate flooring, inset ceiling spotlights and full width bi-folding doors leading out to the rear garden.

## First Floor Accommodation

### Landing

With doors leading off to:

### Bedroom One

12'0" x 13'6" (3.66m x 4.11m)

A lovely bright bedroom with UPVC double glazed bay window to front elevation, wall light points, picture rail, ornamental cast-iron fireplace and radiator.

### Bedroom Two

11'1" x 13'1" (3.38m x 3.99m)

Another double bedroom, this time with UPVC double glazed window to rear elevation, picture rail and radiator.

### Bedroom Three

16'8" x 7'7" (5.10m x 2.33m)

With UPVC double glazed window to front elevation and radiator.

### Ensuite Shower Room/WC

Having been fitted with a three piece suite comprising corner shower enclosure with fitted shower and sliding glazed doors, wash hand basin, low flush w.c., ceramic wall and floor tiling, UPVC double glazed window to rear elevation and radiator.

### Bedroom Four

8'0" x 7'7" (2.46m x 2.33m)

With UPVC double glazed window to front elevation and radiator.

### Family Bathroom/WC

Fitted with a modern white suite comprising double ended bath with central mixer tap and shower attachment, vanity unit with inset wash basin and mixer tap, low flush w.c. with concealed cistern, corner shower enclosure with fitted shower and sliding glazed doors, half height ceramic wall tiling, ceramic floor tiling, two UPVC double glazed windows to rear elevation and radiator.

### Outside

To the front of the property there is a block paved and chipped slate driveway which provides ample off street vehicular standing and leads to the integral garage which has an electronically operated up and over door, light and power. There are also two five bar gates to create and on-off driveway if required.

To the rear, the gardens are a particular delight and provide a fabulous entertaining space. There are raised beds containing an array of mature plants, trees and shrubs, lawn and paved patio areas along with ornamental pond.

There are also two timber outbuildings as detailed below.

### BBQ Hut

A fabulous addition to the property and perfect for entertaining in the British Summer weather. A purpose built hut which has central firepit/barbecue and seating area.

### Summer House

A timber built summer house which has been fitted out with bar and seating areas.

### Viewing

Strictly by contacting the agents, Marc or Rachael on 01246 232156 / residential@wtparker.com

### EPC Rating

D/68

### Council Tax Banding

Band E - Chesterfield Borough Council

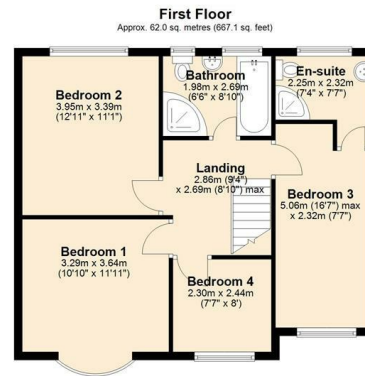
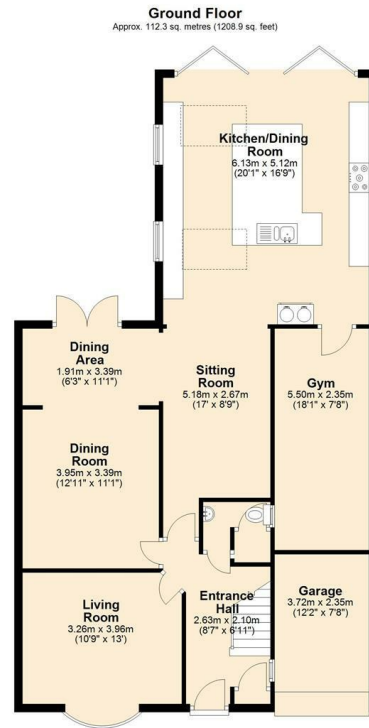
### IMPORTANT NOTE

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- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
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- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
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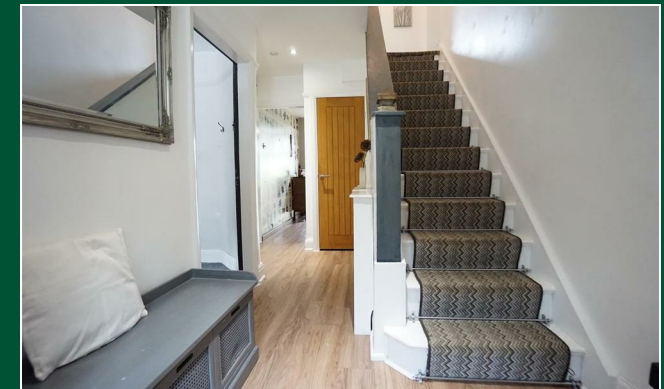






Total area: approx. 174.3 sq. metres (1876.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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