



2 Newhaven Close, Walton, Chesterfield, S40 3DX
£360,000



Nestled in the charming area of Newhaven Close, Walton, Chesterfield, this beautifully presented detached house is an ideal family home. With three well-proportioned bedrooms, this property offers ample space for a growing family or those seeking extra room for guests. The inviting reception room serves as a perfect gathering space, while the additional conservatory provides a delightful area to relax and enjoy the views of the enclosed rear garden.

The house boasts a well-appointed bathroom, ensuring comfort and convenience for all residents. The spacious layout throughout the property enhances its appeal, making it a practical choice for family living. The boot room adds an extra touch of functionality, perfect for storing outdoor gear or shoes after a day out.

For those with vehicles, the property features parking for two vehicles, along with a detached garage that offers additional storage or workshop space. The driveway provides easy access and convenience for daily life.

The enclosed rear garden is a wonderful outdoor space, ideal for children to play or for hosting summer barbecues with family and friends. This property truly combines comfort, style, and practicality, making it a must-see for anyone looking to settle in the Chesterfield area. Don't miss the opportunity to make this delightful house your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Porch

With uPVC front door and providing access to the WC and Entrance Hallway.

Entrance Hallway

8'9" x 2'10" (2.67 x 0.88)

This is warm and welcoming. It's carpeted and provides access to the Living Room, Study, Kitchen and first floor via stairs.

Living Room/Dining Room

19'5" x 12'4" (5.94 x 3.77)

Spanning the full depth of the property and boasting a large double glazed bay window with radiator below, carpeted flooring and double glazed French doors leading out to the Conservatory.

Conservatory

11'1" x 10'9" (3.38 x 3.29)

The Conservatory has wood effect laminate flooring, double glazed windows and double glazed French Doors providing access to the Rear Garden.

Study

5'6" x 6'7" (1.70 x 2.01)

A great addition which has carpeted flooring, a double glazed window and radiator.

Kitchen

7'3" x 11'8" (2.21 x 3.58)

A good sized kitchen located to the rear of the property. It has wood effect laminate flooring large double glazed window and combi boiler. There are ample wall and base units with integrated appliances including fridge freezer, full size dishwasher and electric oven and hob with extractor

fan over. There is also space for a washing machine. There is a double sink with mixer tap over and access is given to the Boot Room.

Boot Room

9'10" x 4'0" (3.02 x 1.23)

The boot room is fantastic and has carpeted flooring and double glazed windows. Access is given to the front and Rear Garden.

FIRST FLOOR

Landing

6'0" x 9'7" (1.83 x 2.94)

This is carpeted and boasts a beautiful, large double glazed window. It provides access to the three bedrooms alongside the bathroom.

Bedroom One

8'11" x 12'6" (2.72 x 3.82)

A spacious double bedroom located to the front of the property. It has carpeted flooring and large double glazed window with radiator below. Also on offer are integrated wardrobes.

Bathroom

5'8" x 9'7" (1.75 x 2.94)

A spacious bathroom located to the front of the property. It has tiled flooring and walls and a double glazed window with obscured glass. There is a four piece bathroom suite including a low flush WC, Pedestal wash basin, bath tub and corner shower cubicle.

Bedroom Two

10'5" x 12'6" (3.20 x 3.82)

A spacious double bedroom located to the rear of the property with carpeted flooring and a large double glazed window with radiator below.

Bedroom Three

7'4" x 9'7" (2.25 x 2.94)

Spacious single bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window.

EXTERNAL

Front Garden

The front of the property is beautiful. It has a flower bed to one side and a spacious block paved driveway which has off street parking for multiple vehicles. The rear garden can be accessed via a lockable gate.

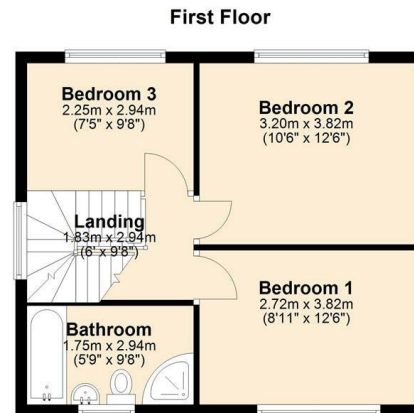
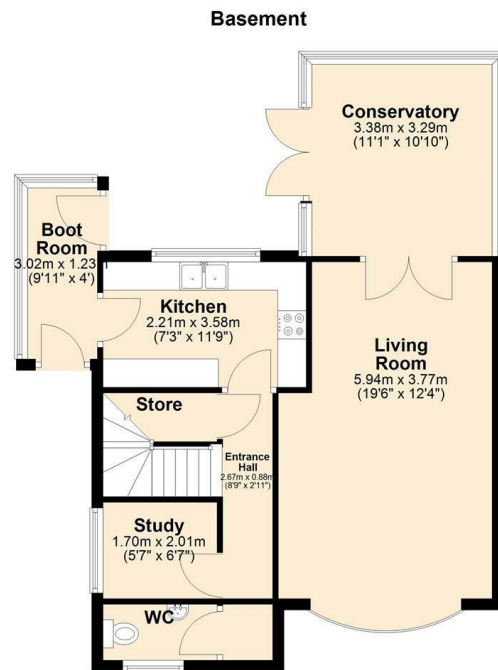
Rear Garden

The rear garden is also beautifully presented. It mostly laid to lawn and has a patio next to the house ideal for outside dining. There is a lockable gate at the bottom of the driveway which leads to the second driveway and detached garage.

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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		EU Directive 2002/91/EC

