



10 Lichfield Road, Walton, Chesterfield, S40 3EZ  
£290,000



Nestled on Lichfield Road in the charming area of Walton, Chesterfield, this delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. The property boasts generous gardens that provide ample outdoor space, perfect for gardening enthusiasts or those who simply enjoy the tranquillity of nature. Additionally, the ample parking and detached garage offer convenience and practicality for residents and visitors alike.

Inside, the bungalow is spacious throughout, allowing for a variety of layout possibilities to suit your lifestyle. While the property is in need of some modernisation, this presents a wonderful chance for you to put your personal touch on your new home and create a space that truly reflects your taste and preferences.

Situated in a fantastic location, this bungalow is not only a peaceful retreat but also conveniently close to local amenities and transport links, making it an ideal choice for families, retirees, or anyone looking to enjoy the best of both worlds. With no chain involved, this property is ready for you to move in and start making memories.

This is a rare opportunity not to be missed. Whether you are looking to downsize, invest, or find your first home, this bungalow offers the perfect canvas for your future. We invite you to view this property and discover the potential it holds for you and your family.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Entrance Hallway

17'11" x 5'1" (5.48 x 1.57)

A spacious and welcoming area which has carpeted flooring, a radiator and uPVC front door. It provides access to the Living Room, Kitchen, Bathroom and both Bedrooms.

### Living Room

14'11" x 11'11" (4.55 x 3.65)

A very spacious living area with carpeted flooring and large double glazed window with radiator below.

### Kitchen

11'1" x 9'10" (3.39 x 3.01)

A good sized Kitchen located to the rear of the property. It has wood effect flooring and a large double glazed bay window and radiator. A uPVC double glazed door leads out to the side of the property. There are ample wall and base units with sink and drainer. There is space for a washing machine, fridge, freezer and stand alone cooker with extractor fan over.

### Bedroom One

13'10" x 10'10" (4.24 x 3.32)

A large double bedroom located to the front of the property which has carpeted flooring and a large double glazed window with radiator below.

### Bathroom

7'9" x 7'3" (2.37 x 2.21)

The Bathroom has wood effect flooring and a double glazed window with obscured glass. There is also a radiator and a storage cupboard just located behind the door. The three piece bathroom suite comprises of a low flush WC, pedestal wash basin and bath tub with shower above.

### Bedroom Two

11'10" x 10'10" (3.61 x 3.32)

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

## EXTERNAL

### Front

To the front of the property is a tar mac driveway and small lawned area. Access is given up the side of the property to the detached garage and rear Garden.

### Rear

A large rear garden which is mostly laid to lawn. There is a small patio area next to the property which is ideal for outside dining. Access is given to the detached garage which has a roller shutter door and a window facing the garden.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 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. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.





## Ground Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

