

Open Day - Saturday 4th May - 10:30am - 1:30pm
Book by Appointment Only



w**ards**
estate agents

Woodview 46 Matlock Road

Walton, Chesterfield, S42 7LD

Guide price £600,000

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Enjoying a striking roadside presence the property is situated in this extremely sought after residential location within close proximity to Somersall Park, in the Heart of Walton. Close to all local amenities, bus routes, commuter road links to Matlock, Chesterfield town centre and within the Brookfield School Catchment.

Well proportioned and deceptively spacious family accommodations includes over 2396 sq ft of adaptable and very versatile living space. Comprises of a lovely reception hallway with cloakroom, utility and study. Elegant Reception Room with feature fireplace, Stunning Open Plan Kitchen with Granite work surfaces & central Breakfast Island, Dining Room with French doors onto the rear gardens and Impressive Garden/Sitting Room with two double French doors onto the gardens.

On the first floor there is a galleried landing providing access to the Principal Bedroom Suite with dressing room and Exquisite En Suite Bathroom, Guest Bedroom with en suite shower room, 3rd double bedroom and 4th double with Velux window and surplus eaves storage. Luxury Family Shower Room.

Front low stone wall with decorative railing to the wrought iron entrance gateway. Impressive cobble block driveway and car standing space which provides ample parking for several vehicles. Canopy entrance to the attached carport with further parking and driveway through to the rear DETACHED GARAGE. Envious rear sun blessed landscaped gardens with superb decking area which is perfect for family and social outside entertaining. Manicured lawn area and glorious established side borders fully stocked with an abundance of mature plants shrubs and flowers. Enclosed mature hedge boundaries and further stone circular sun terrace with side stone rockery area and mature tree. Outside lighting and water tap

Additional Information

Gas Central Heating-Worcester Bosch Boiler 2020

uPVC double glazed windows

Gross Internal Floor Area - 222.8 Sq.m/ 2398.2 Sq.Ft.

Council Tax Band - F

Secondary School Catchment Area-Brookfield Community School

Reception Hallway

21'10" x 5'7" (6.65m x 1.70m)

Beautiful entrance hallway with front wood entrance door. Half glazed French doors to the Reception Room and to the Dining Kitchen. Staircase leads to the first floor.



**Elegant Reception Room**

21'3" x 12'2" (6.48m x 3.71m)

Impeccably presented elegant reception room with front aspect bay window and side elevation windows which provide a light and airy ambience to the room. Feature marble fireplace with electric fire. Half glazed French doors to the hallway.

Study/Office/Home Working

8'1" x 7'5" (2.46m x 2.26m)

A very versatile room with a variety of uses. Front aspect window.

Cloakroom/WC

8'1" x 3'4" (2.46m x 1.02m)

Comprising of pedestal wash hand basin and low level WC. Chrome heated towel rail.

Utility Room

8'1" x 4'6" (2.46m x 1.37m)

Fitted with a range of base and wall kitchen units with complimentary Granite work surface over with inset stainless steel sink unit. Space for washing machine. The Worcester Bosch Combi Boiler is located here.

Stunning Dining Kitchen/Conservatory

14'0" x 12'5" (4.27m x 3.78m)

The kitchen comprises of a full range of base and wall units with complimentary Granite work surface over with inset Belfast sink, Integrated Dishwasher and tiled splash backs. Inset Kitchen Range and space for fridge freezer. Central Breakfasting Island with Granite work surfaces with cupboards below. Downlighting. Open plan access to the dining area and garden/conservatory.

Dining Room

14'5" x 12'2" (4.39m x 3.71m)

Lovely formal family dining room which enjoys access via French doors out onto the patio and gardens.

Superb Garden/Sitting Room

12'2" x 10'10" (3.71m x 3.30m)

Beautiful views over the landscaped rear gardens. A fabulous family living space with is perfection for social entertaining. Two sets of French doors and additional window provides an abundance of natural light.

Impressive First Floor Landing

16'6" x 10'1" (5.03m x 3.07m)

A deceptively spacious galleried landing area with wood feature spindled staircase with subtle lighting. Velux window and downlighting. Access to all bedrooms and family bathroom.

Front Principal Bedroom

16'1" x 13'8" (4.90m x 4.17m)

A beautifully presented and decorated spacious main bedroom suite with front aspect window. Access to the adjoining dressing room and en suite.

Principal Dressing Room

8'1" x 7'8" (2.46m x 2.34m)

With tunnel light and an extensive range of wardrobe/bedroom furniture including dressing table area.

Exquisite Principal En-suite

8'1" x 8'1" (2.46m x 2.46m)

Attractively tiled walls and comprising of a quality bathroom suite which includes free standing roll top feature bath, pedestal wash hand basin and low level WC. Under floor heating.

Rear Double Bedroom Two

14'4" x 11'7" (4.37m x 3.53m)

A second good sized double room with enjoys lovely views over the rear landscaped gardens and beyond.

En- Suite Shower Room

6'4" x 5'5" (1.93m x 1.65m)

Mostly tiled and comprising of a modern 3 piece suite which includes a shower cubicle with mains shower, pedestal wash hand basin and low level WC. Chrome heated towel rail and tiled flooring.





Rear Double Bedroom Three

11'4" x 10'3" (3.45m x 3.12m)

A third spacious double room which again enjoys views over the rear gardens.

Double Bedroom Four

15'8" x 11'9" (4.78m x 3.58m)

Lovely fourth double bedrooms with side Velux window. Airing cupboard with cylinder water tank 2023. Surplus amounts of eaves storage space with lighting.

Luxury Family Shower Room

10'1" x 6'6" (3.07m x 1.98m)

Being mostly tiled and comprising of a quality 3 piece bathroom suite which includes shower cubicle with mains shower, low level WC and fabulous feature chrome framed wash hand basin set upon glazed surface.

Detached Brick Garage

24'10" x 11'2" (7.57m x 3.40m)

Superb above average pitched roof detached garage with light and power. Perfect for workshop space or versatile use for home working. Rear personal door to gardens.

Outside

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Enviably rear sun blessed landscaped gardens with superb decking area which is perfect for family and social outside entertaining. Manicured lawn area and glorious established side borders fully stocked with an abundance of mature plants shrubs and flowers.

Enclosed mature hedge boundaries and further stone circular sun terrace with side stone rockery area and mature tree. Outside lighting and water tap.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

