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estate agents

**2A Orchards Way**  
Walton, Chesterfield, S40 3BZ

**Guide price £270,000**



## 2A Orchards Way

Walton, Chesterfield, S40 3BZ

GUIDE PRICE £270,000 - £275,000.

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is recommended of this deceptively spacious THREE BEDROOM DETACHED BUNGALOW situated on a corner plot with detached double garage and located in this extremely sought after residential area in the heart of Brampton. Splendid access for all local amenities, schools, pubs, restaurants, bistro's, bus routes, town centre & train station and within Brookfield School Catchment Area.

Requiring a scheme of modernisation the bungalow offers great scope with potential and currently includes gas central heating with a Combi Boiler 2023 and uPVC double glazed. The accommodation comprises of Rear Utility to kitchen, front ground floor double bedroom, fully tiled 4 piece bathroom, reception/dining room and to the second floor two further bedrooms and separate WC.

Corner garden plot. Driveway with double gates leading to ample car standing spaces and double detached garage.

Boundary screen hedges with area of lawns to both the side and front gardens. Side patio

### Additional Information

Gas Central Heating-Baxi Combi 2023  
uPVC double glazed windows  
Gross Internal Floor Area - 143.6 Sq.m/1545.9 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area- Brookfield Community School

### Ground Floor

#### Utility Room

9'11 x 5'4 (3.02m x 1.63m)  
uPVC entrance door. Door to kitchen

#### Kitchen

9'8 x 9'2 (2.95m x 2.79m)  
Fitted with base and wall units with work surfaces and inset stainless steel sink unit. Integrated oven and hob. Pantry.

#### Inner Hall

9'2 x 3'10 (2.79m x 1.17m)  
Coats cupboard

#### Store

5'9 x 2'6 (1.75m x 0.76m)  
Consumer unit.

#### Double Bedroom One

12'0 x 11'2 (3.66m x 3.40m)  
Front aspect window. Fitted wardrobes







### Reception/Dining Room

20'8 x 11'6 x 10'5 x 7'2 (6.30m x 3.51m x 3.18m x 2.18m)  
Front and side aspect windows. Feature brick fireplace. Sliding doors to the patio. Staircase to the first floor.

### Fully Tiled Bathroom

8'0 x 5'9 (2.44m x 1.75m)  
Comprising of a 4 piece suite which includes bidet, low level WC, wash hand basin and corner bath.

### First Floor Landing

11'8 x 7'0 (3.56m x 2.13m)  
Storage space in the eaves.

### Separate WC

5'3 x 4'0 (1.60m x 1.22m)  
Low level WC

### Bedroom Two

12'5 x 8'9 (3.78m x 2.67m)  
Velux window and storage to the eaves. Cupboard with Baxi Combi Boiler new in 2023

### Bedroom Three

11'8 x 11'8 (3.56m x 3.56m)  
Velux window. Fitted cupboards.

### Outside

Corner garden plot. Driveway with double gates leading to ample car standing spaces and double detached garage.

Boundary screen hedges with area of lawns to both the side and front gardens. Side patio.

### Double Detached Garage

19'0 x 8'11 x 18'8 x 10'8 (5.79m x 2.72m x 5.69m x 3.25m)  
Lighting and power.



### 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.



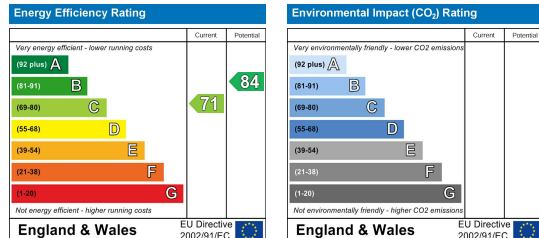
## Floor Plan



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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