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estate agents

10 Delves Close

Walton, Chesterfield, S40 2BU

Guide price £400,000

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Price Guided £400,000-£425,000

Offered with NO CHAIN!

We are delighted to present this IMPECCABLY MAINTAINED FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE. Situated in an enviable cul-de-sac which is located in a Highly Sought After Residential Location with all local Amenities, Schools, Shops, Bus Routes, Walton Dam, Somersall Park & Commuter Links close by.

Offering 1595 sq ft of versatile family accommodation and benefits from gas central heating, uPVC double glazing/fascias/soffits and gutters. It includes front entrance hall, fully tiled WC, front family reception room with feature fireplace, Shaker-style integrated dining kitchen with patio doors onto the rear gardens, complementary utility room.

To the first floor principal double bedroom with superb range of fitted bedroom furniture and en-suite, second double bedroom again with quality range of wardrobes and also fitted desk area which offers great versatility for office or home working space. Two further double bedrooms both of which enjoy views over the rear gardens. Fully tiled family bathroom with 4 piece White suite.

Excellent blocked paved front driveway which provides ample car parking spaces for several vehicles. Access to the integral garage. Colour pebble area and substantially fenced boundaries. Mature border with mature plants and shrubs.

Fully enclosed landscaped low maintenance rear garden which is immaculately presented and cared for. Limestone patio and low brick walling with brick block pathways that run through the garden having inset beds and colour pebble areas set with an abundance of mature plants and shrubbery. Attractive trellis set with beautiful climbing plants. There is a substantial corner pergola which provides a lovely outside family/social entertaining space. Quality shed, External lighting.

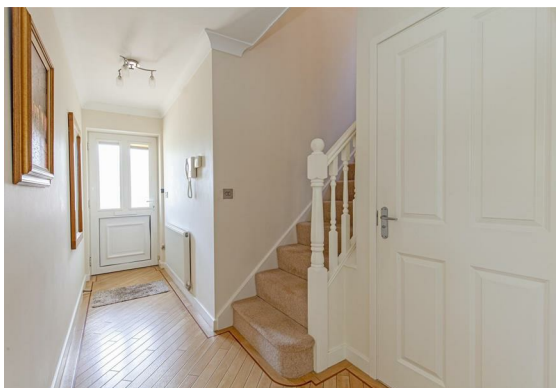
Additional Information

Gas Central Heating-Alpha Conventional Boiler-Serviced Nov 2023
uPVC Double Glazed Windows/fascias/soffits & gutters
Gross Internal Floor Area- 148.2 Sq.m/ 1595.6 Sq.Ft.
Council Tax Band -E
Secondary School Catchment Area -Parkside Community School

Spacious Entrance Hall

18'2" x 3'5" (5.54m x 1.04m)

Front uPVC entrance door into the hallway. Quality Karndeal flooring. Stairs climb to the first floor accommodation.





Fully Tiled WC

7'1" x 3'0" (2.16m x 0.91m)

Comprising of a 2 piece White suite which includes a half pedestal wash hand basin and low level WC.

Kitchen/ Dining Room

24'10" x 10'3" (7.57m x 3.12m)

Comprising of a full range of Shaker- style base and wall units with complementary work surfaces having inset stainless steel sink and tiled splash backs. Integrated double electric oven, gas hob and extractor fan. Integrated fridge freezer and dishwasher plus additional freezer. Breakfast Bar seating area. Tiled flooring. French doors to the rear patio and gardens. The Alpha conventional boiler is located here.

Reception Room

18'2" x 11'7" (5.54m x 3.53m)

Beautifully presented spacious family living room with front aspect bay window. Feature fireplace with marble back and hearth with gas-fire.

Utility Room

9'2" x 5'1" (2.79m x 1.55m)

Comprises of a complementary range of 'Shaker' units with inset stainless steel sink having tiled splash backs. Space for washing machine and dryer. Hot water cylinder tank with immersion heater. uPVC door to the side path which give access to both the front and rear.

First Floor Landing

13'1" x 12'10" (3.99m x 3.91m)

Access to all of the first floor bedrooms and family bathroom.

Principal Double Bedroom One

17'4" x 11'8" (5.28m x 3.56m)

Spacious main double bedroom with front aspect window. Quality range of fitted bedroom furniture which includes fitted wardrobes, fitted bedhead with bedside cabinets and additional double mirror fronted wardrobes.

Fully Tiled En-Suite Shower Room

5'10" x 5'10" (1.78m x 1.78m)

Comprising of a White 3 piece suite which includes shower cubicle with mains shower, low level WC and half pedestal wash hand basin. Chrome heated towel rail and tiled floor.

Front Double Bedroom Two

16'8" x 12'10" (5.08m x 3.91m)

A versatile double bedroom with front aspect window. Can be used for office or home working and includes a superb range of fitted wardrobes with complementary fitted desk/drawers.

Rear Double Bedroom Three

11'8" x 10'9" (3.56m x 3.28m)

A third double bedroom with rear aspect window overlooking the delightful gardens.

Rear Double Bedroom Four

12'10" x 7'8" (3.91m x 2.34m)

A further double bedroom which again enjoys a rear aspect overlooking the established gardens.

Fully Tiled Family Bathroom

9'3" x 6'0" (2.82m x 1.83m)

Superb family bathroom which comprises of a White 4 piece suite including panelled bath, separate shower cubicle with mains shower, half pedestal wash hand basin and low level WC. Chrome heated towel rail and tiled flooring.

Integral Garage

17'5" x 8'9" (5.31m x 2.67m)

Having an automated roller door. Lighting and power. Resin floor covering and side elevation window.





Outside

Excellent blocked paved front driveway which provides ample car parking spaces for several vehicles. Access to the integral garage. Colour pebble area and substantially fenced boundaries. Mature border with plants and shrubs.

Fully enclosed landscaped low maintenance rear garden which is immaculately presented and cared for. Limestone patio and low brick walling with brick block pathways that run through the garden having inset beds and colour pebble areas set with an abundance of mature plants and shrubbery. Attractive trellis set with beautiful climbing plants. There is a substantial corner pergola which provides a lovely outside family/social entertaining space. Quality shed, External lighting.



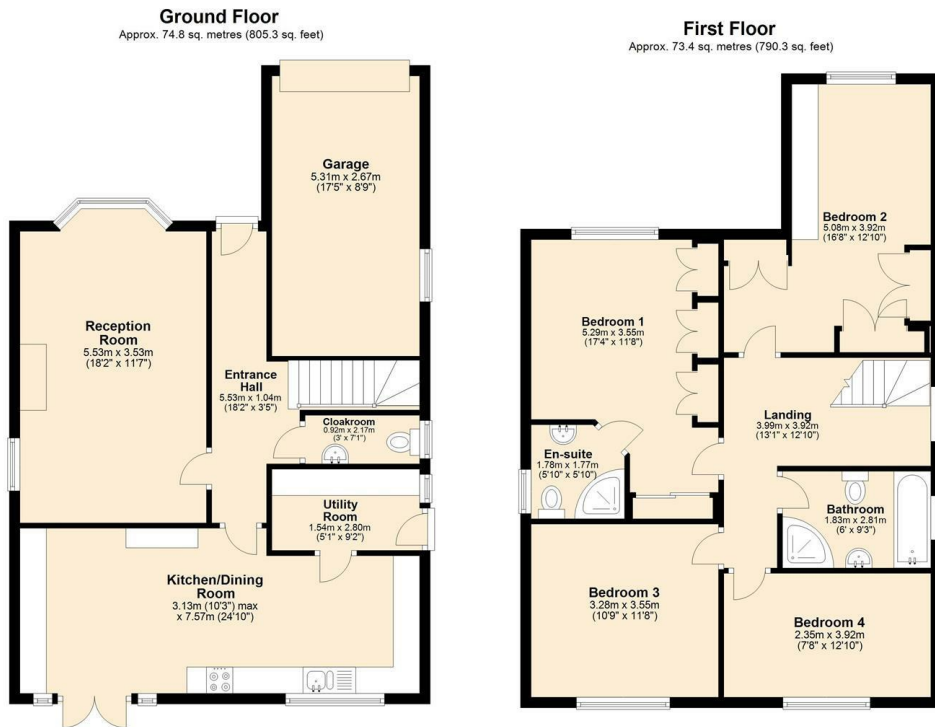
School catchment areas

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

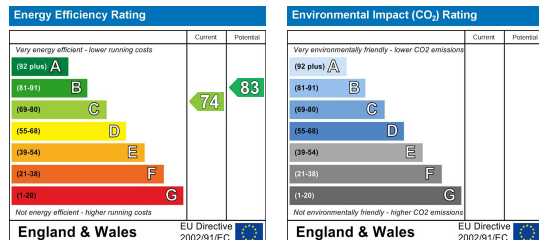


Total area: approx. 148.2 sq. metres (1595.6 sq. feet)

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.

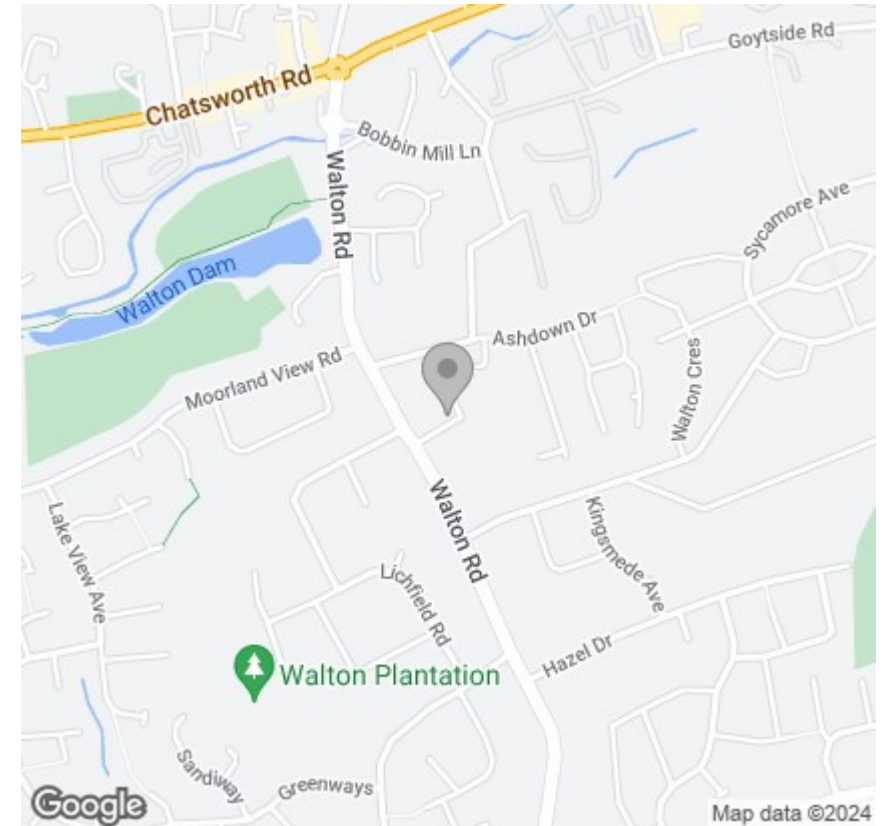
Energy Efficiency Graph



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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.

