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estate agents

**18 Whitecotes Lane**

Walton, Chesterfield, S40 3HL

**Guide price £400,000**



# 18 Whitecotes Lane

Walton, Chesterfield, S40 3HL

Price Guided £400,000-£435,000

We are delighted to present this absolutely stunning EXTENDED THREE BEDROOM DETACHED PERIOD BAY FRONTED FAMILY HOUSE to the open market!! Internal Viewing is imperative in order to fully appreciate the high standard of specification along with a lovely balance of retaining a wealth of charm, character and original features!!

Presented with a strong roadside presence the property is situated in this ever popular residential location which is perfectly placed for schools, bus routes, Queens Park Leisure Centre, Chesterfield town centre and yet on the perimeter of the National Peak Park and great commuter road links via the A61/A617/M1 motorway.

Impeccably presented and extremely versatile family accommodation benefits from gas central heating with a Combi boiler (serviced) uPVC double glazing and comprises of a spacious entrance hall with feature staircase, cloakroom/WC, front family bay fronted reception room with multi fuel burner, Impressive open plan kitchen/dining/garden room with range of bespoke units & granite work tops, stunning garden room with pitched roof, log burner & French doors onto the patio and gardens. To the first floor principal bedroom with bay window, second double bedroom with rear garden views and third versatile bedroom which could be used for office or home working, exquisite fully tiled family bathroom.

Front original low stone boundary walling. Tarmac driveway provides ample car standing spaces with side access having fenced boundary to the rear Detached Garage. Front mature lawn and established shrubbery. Envious, generous sized, landscaped rear gardens with Indian stone patio which provide truly perfect outside family & social entertainment space!! Low level stone steps lead to the superb Indian stone patio, with side low brick wall boundaries. Fire Pit area, log store and sun blessed extensive lawn area set behind well established Beech and Conifer hedging. Pergola with paved sun terrace.

### Additional Information

- Gas Central Heating- Baxi Combi serviced
- Cavity Wall Insulation
- Security Alarm System
- Quality fitted blinds included
- uPVC Double Glazed windows./facias/soffits
- Gross Internal Floor Area- 114.8 Sq.m/ 1236.2 Sq.Ft.
- Council Tax Band - D
- Secondary School Catchment Area -Parkside Community School

### Spacious Entrance hall

13'3" x 8'0" (4.04m x 2.44m)

Feature front composite entrance door with attractive complementary side panels. Quality Laminate flooring. Stairs to the first floor.







#### **Cloakroom/WC**

4'8" x 4'6" (1.42m x 1.37m)

Comprising of a 2 piece White suite that includes a low level WC and wash hand basin. Baxi Combi boiler which is serviced is also located here.

#### **Reception Room**

14'5" x 10'11" (4.39m x 3.33m)

A beautifully presented family living room with front aspect bay window. Feature inset hearth with Oak lintel above and multi fuel burner. Original picture rail and laminate flooring.

#### **Stunning Open Plan Kitchen/ Diner/Garden Room**

19'3" x 12'0" (5.87m x 3.66m)

Absolutely amazing open plan quality high grade kitchen/dining/garden room that provides excellent living space that must be viewed internally to be fully appreciated!

Comprises of a high specification range of two-tone base and wall units having complimentary granite work surfaces with upstands and inset sink. Integrated appliances include double electric oven, 5 ring gas hob with chimney extractor above and dishwasher. Space for fridge freezer. Rear uPVC door to patio and gardens.



#### **Impressive Garden Room/Conservatory**

12'8" x 10'11" (3.86m x 3.33m)

Absolutely superb extended family living space being open plan to the kitchen/diner. Having a solid pitched roof with Velux window provide surplus amounts of natural light and great views of the landscaped gardens. Feature corner log burner. Downlighting, fitted quality blinds and French doors onto the Limestone Patio and gardens.

#### **First Floor Landing**

8'5" x 8'0" (2.57m x 2.44m)

Feature staircase leads to the first floor accommodation with stained glass window, original picture and dado rails. Access on the landing to the insulated loft space which is partly boarded and has light and power.



#### **Front Principal Bedroom One**

13'2" x 10'11" (4.01m x 3.33m)

Generous main double bedroom with feature front aspect bay window having quality fitted blinds.

#### **Rear Double Bedroom Two**

10'11" x 9'11" (3.33m x 3.02m)

A second good sized double bedroom with rear aspect window that enjoys views of the landscaped gardens. Original picture rails.

#### **Front Single Bedroom Three**

8'0" x 7'7" (2.44m x 2.31m)

A versatile third bedroom which could be used for office or home working. Original picture rails.

#### **Exquisite Family Bathroom**

8'10" x 8'0" (2.69m x 2.44m)

Luxury fully tiled family bathroom with 4 piece quality White suite. Includes a feature roll top corner bath with fountain tap and fully tiled Wet Shower Area complete with rain shower and additional shower attachment hose. Wash hand basin with fountain tap set upon wall hung vanity drawer unit and low level WC. Subtle down lighting and underfloor heating.

#### **Detached Garage**

20'6" x 8'8" (6.25m x 2.64m)

Generous sized pitched roof garage. Having light, power and security alarm system. Side uPVC personal door and double glazed window.







### Outside

Front original low stone boundary walling. Tarmac driveway provides ample car standing spaces with side access having fenced boundary to the rear Detached Garage. Front mature lawn and established shrubbery.

Enviably generous sized, landscaped rear gardens with Indian stone patio which provide truly perfect outside family & social entertainment space!! Low level stone steps lead to the superb Indian stone patio, with side low brick wall boundaries. Fire Pit area, log store and a sun blessed extensive lawn area set behind well established Beech and Conifer hedging. Low stone edging wall having raised beds set with an abundance of plants and shrubs. Several mature fruit trees and a further side Pergola with paved sun terrace area. Substantial garden shed/workshop with power and lighting. External water tap and outside lighting.



### School catchment areas

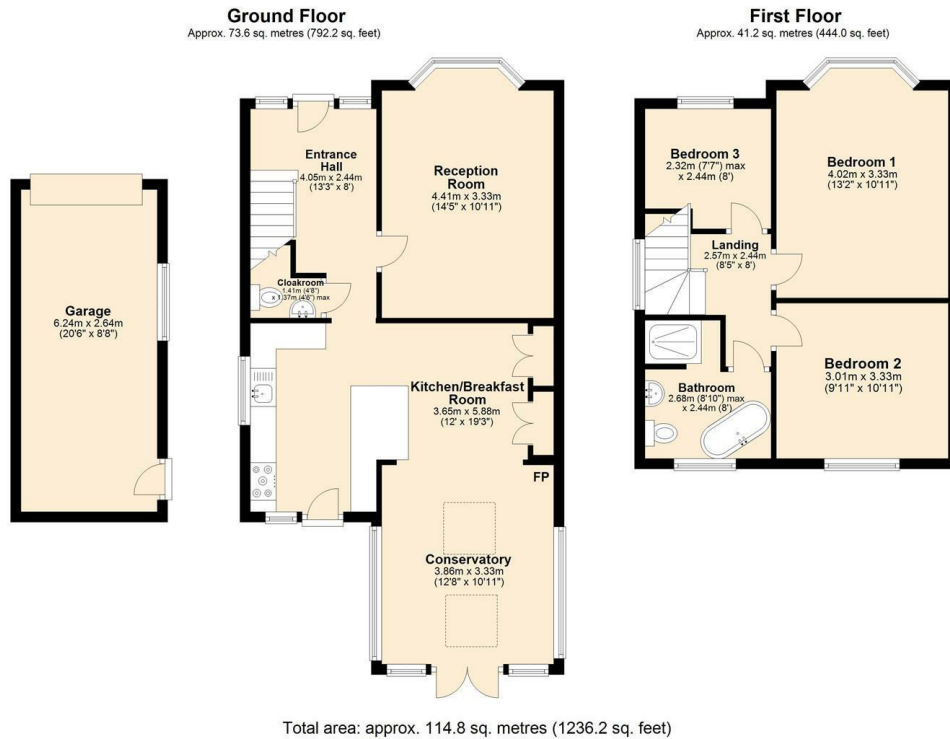
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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



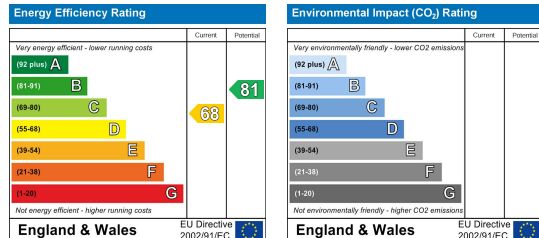
## Area Map



## 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



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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