



w**ards**
estate agents

28 Ashdown Drive
Walton, Chesterfield, S40 2NP

£250,000

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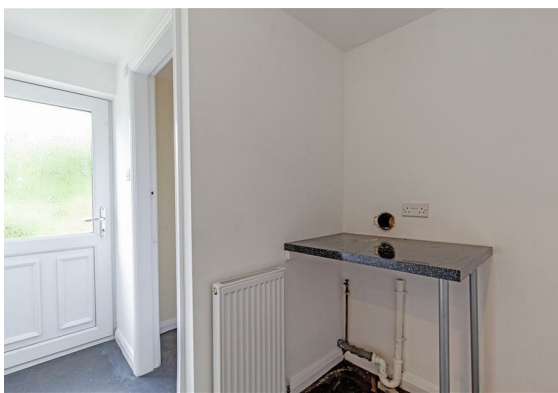
Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Well maintained and recently re-decorated throughout this THREE BEDROOM SEMI DETACHED FAMILY HOUSE is Ideally suited to first time buyers or small families alike!! Situated in this Highly Sought After Residential Location with all local Amenities, Schools, Shops, Bus Routes, Walton Dam, Somersall Park & Commuter Links close by.

Internally the accommodation benefits from gas central heating with a Combi boiler (serviced 2024) and uPVC double glazed windows, fascias, soffits and end ridges. Offering front entrance hall, front family reception room, modern integrated dining kitchen with rear utility and cloakroom at the rear. To the first floor main double bedroom, second double with range of fitted wardrobes, third versatile single bedroom which could be used for office or home working space, fully tiled family bathroom.

Front open plan lawn area with side footpath leading to the carport and front door. Concrete driveway provides ample car standing spaces. Side carport with lantern lighting. uPVC door leads to the rear Utility.

Rear enclosed gardens with open aspect. Mature conifer screen hedges. Paved patio, lawned area with mature borders.





Additional Information

Gas Central Heating Combi Boiler serviced in 2024
uPVC Double Glazing/facias/guttering/end ridges
Current Gas and Electrical Certificates available
Gross Internal Floor Area - 74.1 Sq.m / 798.1 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area -Parkside
Community School

Front Entrance Hall

4'4" x 4'0" (1.32m x 1.22m)

uPVC front entrance hall. Stairs climb to the first floor.

Reception Room

13'2" x 12'10" (4.01m x 3.91m)

A spacious family living room with front aspect bay window. Wall mounted electric fire.

Dining Kitchen

16'02" x 9'6" (4.93m x 2.90m)

Comprising of a full range of White fronted base and wall units with complementary work surfaces having an inset composite sink with mixer tap and tiled splash backs. Integrated electric oven, gas hob and chimney extractor above. Space for dishwasher, included in the sale.. Tiled floor and downlighting. Plinth lighting. Useful Pantry.

Utility Room

9'3" x 6'6" (2.82m x 1.98m)

Space and plumbing for washing machine. Door to carport and Inner hallway with uPVC door to the rear gardens.

Cloakroom/WC

4'4" x 3'4" (1.32m x 1.02m)

Comprising of a low level WC with wash hand basin. Chrome heated towel rail.

First Floor Landing

7'10" x 5'11" (2.39m x 1.80m)

Access via a retractable ladder to the insulated loft space. The Combi boiler is located in the loft space. it was serviced in 2024

Front Double Bedroom One

11'10" x 8'10" (3.61m x 2.69m)

Front aspect window.





Rear Double Bedroom Two

12'2" x 9'2" (3.71m x 2.79m)

Rear aspect window which overlooks open ground to the rear. Range of feature wardrobes including top boxes and having open shelving.

Front Single Bedroom Three

9'2" x 6'10" (2.79m x 2.08m)

Front aspect window. Bulkhead cupboard.

Fully Tiled Family Bathroom

6'6" x 5'5" (1.98m x 1.65m)

Comprising of a White 3 piece suite which includes panelled bath with mains shower above, wash hand basin and low level WC set in vanity units. Chrome heated towel rail.

Outside

Front open plan lawn area with side footpath leading to the carport and front door. Concrete driveway provides ample car standing spaces. Side carport with lantern lighting. uPVC door leads to the rear Utility.

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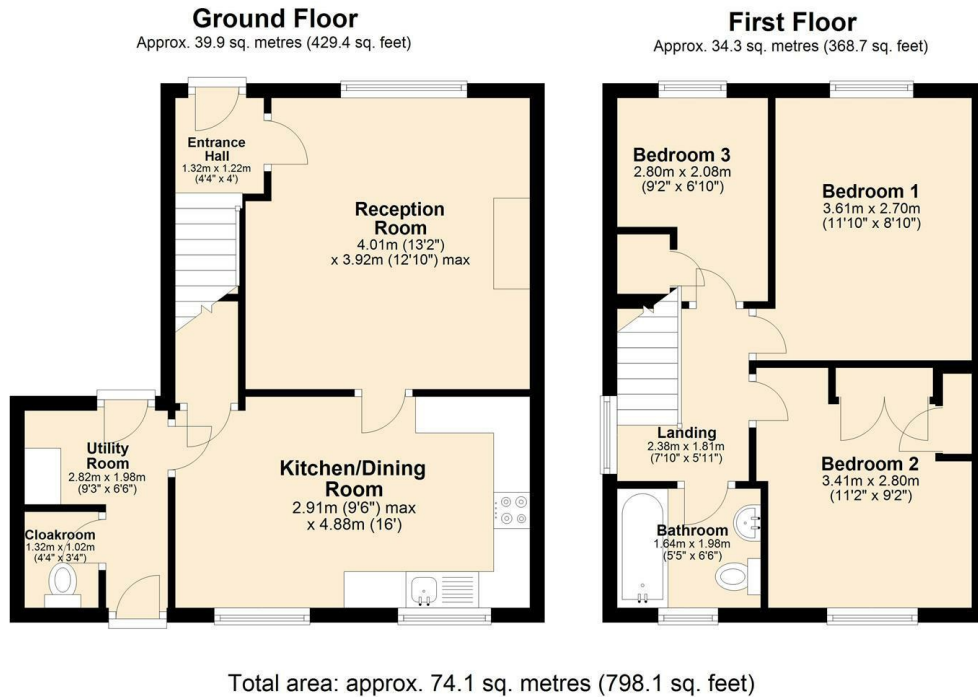
School catchment areas

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.

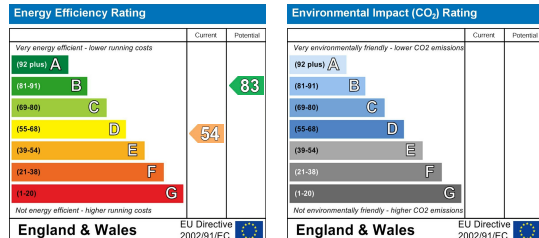
Floor Plan



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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