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estate agents

189 Walton Road
Walton, Chesterfield, S40 3BT

Guide price £350,000

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Early viewing is highly recommended to fully appreciate this deceptively spacious extended 3/4 bedroom detached family house that has been sensitively upgraded whilst retaining many original character features. 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, Walton Dam, town centre & train station and within Brookfield School Catchment Area.

Internally the very well presented accommodation offers over 1200 sq ft of family living space and benefits from gas central heating with a Combi Boiler serviced May 2024, uPVC double glazing and offers front entrance hall, cloakroom/WC, study/ground floor bedroom/home working space, front formal dining room with extended snug/sitting room, breakfasting kitchen and utility area. To the first floor principal double bedroom with quality range of solid Oak wardrobes with dressing table and besides cabinets having marble tops, second double and third good sized single bedroom. Fully tiled family bathroom with 4 piece White suite.

Mature front boundary Beech hedge which provides a good degree of privacy. Double wrought iron gates lead onto the Cobble Block driveway which provides ample parking spaces or the option of caravan standing too. External lantern and security lighting. Side secure gate gives access to the rear landscaped gardens.

Fabulous enclosed rear landscaped gardens with a genuine 'Oasis' feel with Stone Patio having a pebble border. Large Pergola area with feature Wysteria and superb decking area and decorative railings. Arch trellis with mature climber and garden shed. Substantial fenced boundaries. Outside water tap.

Additional Information

Gas Central Heating- Ideal Combi Boiler(2016) serviced May 2024
uPVC Double Glazed Windows/fascias
Gross Internal Floor Area -112.8 Sq.m/ 1214.2 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Brookfield Community School

Entrance Hall

12'8" x 5'11" (3.86m x 1.80m)

Comestible entrance door into the spacious entrance hall with stairs climbing to the first floor. Wooden original flooring.

Cloakroom/WC

Motley tiled and comprising of a 2 piece suite which includes pedestal wash handbasin, low level WC, chrome heated towel rail





Dining Room

11'11" x 10'11" (3.63m x 3.07m)

A generous dining room with front aspect window. Feature brick inset hearth with stone hearth and gas stove. Wooden floor. uPVC French doors to the rear patio and gardens.

Breakfasting Kitchen

14'2" x 11'8" (4.32m x 3.56m)

Comprising of a range of base and wall units with Granite work surfaces over, upstands and having inset stainless steel sink unit. Space for a Dual Fuel Rangemaster with electronic oven and 6 ring gas hon. Breakfast Bar area. Space for fridge freezer. Downlighting. Useful crockery cupboard with shoe storage.

Reception Room

8'0" x 10'10" (2.44m x 3.30m)

A lovely family living space with a feature fireplace having a stone hearth and electric fire. uPVC door to the rear garden patio and landscaped gardens.

Study/Bed 4/Home Working

10'0" x 7'11" (3.05m x 2.41m)

Versatile room which is currently used for study/home working, could easily be used for ground floor bedroom if required.

Utility Room

7'11" x 4'10" (2.41m x 1.47m)

Ideal Combi boiler new in 2016 and serviced in May 2024. Space and plumbing for washing machine and dryer. Coats storage space. Inset stainless steel inset sink. Consumer Electric Unit. Drying rails, downlighting and composite door onto the front driveway.

First Floor Landing

10'10" x 6'4" (3.30m x 1.93m)

Access to the insulated loft space which is boarded and has lighting and power. Potential for loft conversion subject to planning permission.. Useful storage

Rear Double Bedroom One

14'7" x 10'3" (4.45m x 3.12m)

Rear aspect window overlooking the rear gardens. Laminate flooring. Quality range of solid Oak wardrobes with dressing table and besides cabinets having marble tops... TV Plinth. Air con system.

Rear Double Bedroom Two

11'0" x 10'3" (3.35m x 3.12m)

A second double bedroom. Rear aspect window. Laminate flooring

Front Single Bedroom Three

11'0" x 7'5" (3.35m x 2.26m)

A versatile third bedroom which could be used as office or home working space. Fitted with bedroom furniture including top boxes and fitted cupboards.

Family Bathroom

10'10" x 7'11" (3.30m x 2.41m)

Fully tiled and comprising of a 4 piece suite which includes panelled bath, separate shower cubicle with Rain mains shower, pedestal wash hand basin and low level WC. Tiled floor.

Outside

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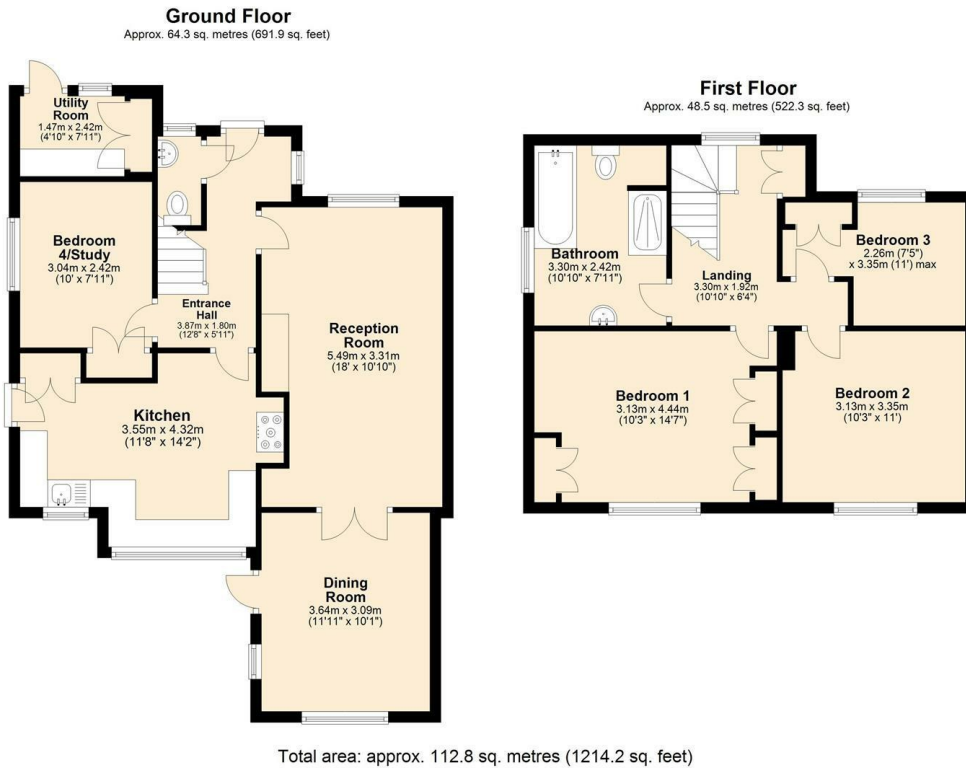


School catchment areas

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.

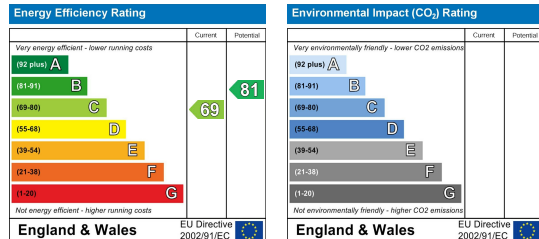
Floor Plan



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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

