



**w****ards**  
estate agents

**1 Whitecotes Park**  
Walton, Chesterfield, S40 3RT

**Guide price £450,000**



# 1 Whitecotes Park

Walton, Chesterfield, S40 3RT

Guide Price £450,000 - £460,000

Early viewing is imperative to fully appreciate this outstanding 4/5 BEDROOM/THREE BATHROOM EXECUTIVE DETACHED FAMILY HOUSE!! 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.

Well proportioned, beautifully decorated accommodation of over 1700 sq ft benefits from gas central heating, uPVC double glazing and comprises of front porch to spacious entrance hall, family reception room, fabulous integrated dining kitchen with quality range of German units having Quartz work surfaces, utility room, ground floor fully tiled shower room and converted double garage into an impressive study/library/TV relaxation room. To the first floor principal bedroom having a dressing area and quality range of bedroom furniture, exquisite en suite shower room. Guest double bedroom, two further bedrooms and impressive fully tiled family bathroom with superb quality suite.

Block paved shared access driveway leads to additional cobble block parking for several vehicles or potential space for camper van or caravan standing.

Enclosed landscaped rear gardens with fabulous stone flagged patio with low steps to large area of lawns. Substantially fenced boundaries. Further sun terrace to the lower area of the garden. Perfect setting for family & social outside entertaining. External lighting and electrical sockets. Two garden sheds with power and lighting.

## Additional Information

Gas Central Heating- Worcester Bosch Boiler (2018) serviced.  
uPVC Double Glazed windows/facias/soffits  
Security Alarm System  
Gross Internal Floor Area- 162.4 Sq.m/ 1748.0 Sq.Ft.  
Council Tax Band - F  
Secondary School Catchment Area -Parkside Community School

## Front Porch

Sliding glazed patio doors into the porch.

## Spacious Entrance Hall

Composite front entrance door into the spacious hallway. Useful under stairs store cupboard where the electric consumer unit is found. Stairs to the first floor. Quality Amtico flooring.

## Reception Room

21'7" x 11'7" (6.58m x 3.53m)

Superb family reception room. Front aspect bay window with quality shutters. Feature chimney wall with stylish remote controlled gas fire. Feature radiator and French doors to the rear gardens.







### Dining Area

11'11" x 9'8" (3.63m x 2.95m)

Feature radiator and French doors to the rear gardens.

### Impressive Ultra Modern Kitchen

11'11" x 11'10" (3.63m x 3.61m)

Fabulous quality range of White German made base and wall units with complimentary slimline Quartz work surfaces with upstands, inset stainless steel sink with instant boiling water tap. Integrated double oven, Induction Hob and feature extractor fan. Wine Chiller. Superb breakfast bar area and French doors to the rear patio. Kamdean flooring.

### Utility Room

8'3" x 5'5" (2.51m x 1.65m)

Complimentary range of base units with space for washing machine. Worcester Bosch Boiler (2017) & serviced. Composite door to side pathway leading both to the front and rear gardens.



### Ground Floor Shower Room

8'7" x 7'7" (2.62m x 2.31m)

Luxury shower room being fully tiled and comprising a 3 piece suite which includes double shower cubicle with shower tower and screen, wash hand basin having fountain tap and set upon attractive vanity unit. Low level WC. Chrome heated towel rail, wall mirror with lighting and tiled floor.



### Study(Converted Garage)

17'2" x 16'10" (5.23m x 5.13m)

An immensely versatile converted garage. Currently used as library/study/TV room but could be used as a ground floor bedroom or home working room, elderly or teenage living. Range of Shaker Oak base and wall units. Ceramic flooring with underfloor heating. Downlighting and uPVC door leads to the front garden area.

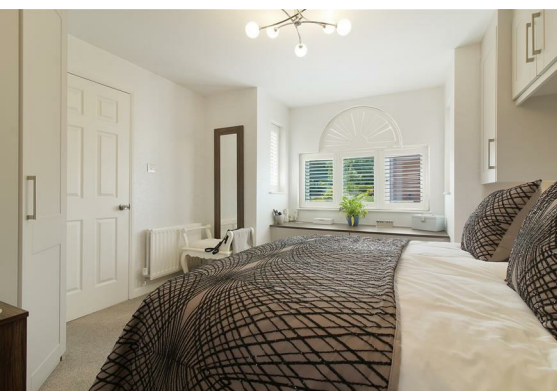
### First Floor Landing

Front aspect window with feature shutters. Access to the attic. Airing cupboard with cylinder water tank.

### Front Principal Double Bedroom

12'3" x 11'10" (3.73m x 3.61m)

Spacious main double bedroom with front aspect window having feature window shutters. Dressing area with quality range of fitted bedroom furniture including wardrobes, top boxes, fitted drawers to the bay window recess plus additional complimentary drawer bases.



### Exquisite En-Suite Shower Room

6'7" x 5'3" (2.01m x 1.60m)

Comprising of a 3 piece suite which includes shower cubicle with rain shower, wash hand basin with fountain tap and low level WC set in vanity unit. Mirror wall cabinet. Chrome heated towel rail. Tiled floor with underfloor heating.



### Rear Double Bedroom Two

12'0" x 10'0" (3.66m x 3.05m)

Rear aspect window overlooking the rear gardens.

### Rear Bedroom Three

9'5" x 8'3" (2.87m x 2.51m)

A good sized third bedroom with rear aspect window.

### Rear Bedroom Four

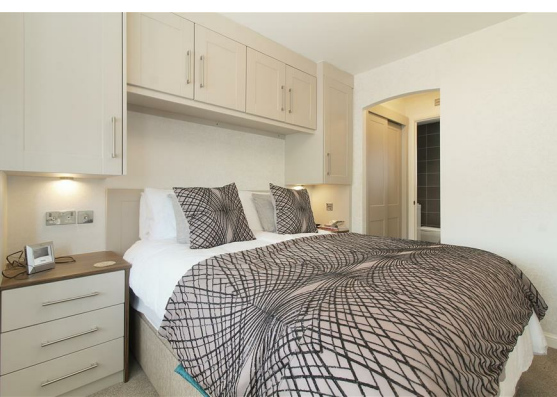
9'6" x 7'7" (2.90m x 2.31m)

A versatile bedroom which could be used for office or home working.

### Exquisite Family Bathroom

7'11" x 7'8" (2.41m x 2.34m)

Being fully tiled and comprising of a 4 piece White suite which includes a superb bath with shower attachment, wash hand basin set in attractive high gloss vanity unit, low level WC. Feature radiator, wall mirror and under floor heating.



### Outside

Block paved shared access driveway leads to additional cobble block parking for several vehicles or potential space for camper van or caravan standing.





Side stone pathway with secure gate leads to the rear gardens.

Enclosed landscaped rear gardens with fabulous stone flagged patio with low steps to large area of lawns. Substantially fenced boundaries. Further sun terrace to the lower area of the garden. Perfect setting for family & social outside entertaining. External lighting and electrical sockets. Two garden sheds with power and 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.

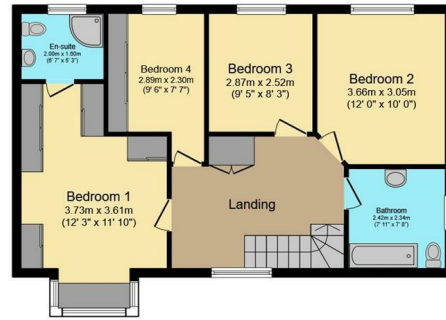


## Floor Plan



### Ground Floor

Floor area 97.4 m<sup>2</sup> (1,048 sq.ft.)



### First Floor

Floor area 65.0 m<sup>2</sup> (699 sq.ft.)

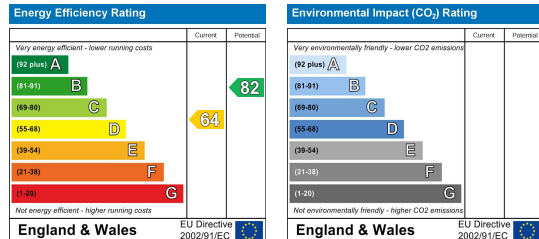
TOTAL: 162.4 m<sup>2</sup> (1,748 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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



17 Glumangate, Chesterfield S40 1TX

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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.

