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estate agents

3 Greenways

Walton, Chesterfield, S40 3HF

£450,000

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Early viewing is recommended of this generously proportioned FOUR BEDROOM/TWO BATHROOM DETACHED EXECUTIVE FAMILY HOUSE which is situated within this highly sought after residential location which is close to local shops, post office, cafe, bus routes and is within close proximity to Somersall Park, in the Heart of Walton within Brookfield School Catchment.

Internally the spacious versatile accommodation of 1679 sq ft would benefit from a scheme of modernisation and currently benefits from gas central heating and uPVC double glazing, fascia, soffits, guttering and end ridges. On the ground floor includes front entrance porch to entrance hall, cloakroom/WC, study, family reception room, dining room and kitchen with utility. To the first floor the principal bedroom has en suite shower room, there are two further double bedrooms, fourth versatile bedroom with could be used for further office or home working space, family bathroom with 4 piece suite.

Superb long driveway to the front which provides amply car parking for several vehicles and leads to the Detached Double Garage. Open plan manicured lawns with mature side conifer hedge boundaries. Established well maintained trees. Low level steps lead to the front porch.

Impressive quarter acre South facing garden plot with elevated views towards open countryside views. Lower cobble set patio area and low level steps up to mature lawns having large established rockeries set with an abundance of plants, shrubs and trees. Substantial conifer hedge boundaries. Rear garden shed.

Additional Information

Gas Central Heating- Glow Worm boiler (serviced)
uPVC Double Glazed windows/facias/soffits/guttering & end ridges
Gross Internal Floor Area-156.1 Sq.m/1679.7 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area -Brookfield Community School

Front Open Plan Porch





Entrance Hall

11'10" x 7'3" (3.61m x 2.21m)

Front composite entrance door which leads into the hallway. Stairs climb to the first floor.

Cloakroom/WC

8'2" x 3'8" (2.49m x 1.12m)

Comprising of a 2 piece suite which includes a wash hand basin set in vanity cupboard and low level WC

Study

8'2" x 7'11" (2.49m x 2.41m)

Front aspect window.

Reception Room

14'11" x 11'6" (4.55m x 3.51m)

A well proportioned family living room. Feature stone fireplace with slate hearth and has an electric fire. Internal sliding doors into the dining room.

Dining Room

11'6" x 10'6" (3.51m x 3.20m)

A second generous reception room which benefits from uPVC French doors with side glazed panels leading onto the rear patio and landscaped gardens.

Integrated Kitchen

13'6" x 10'3" (4.11m x 3.12m)

Comprising of a range of base and wall units with complimentary work surfaces with inset sink and having tiled splash backs. Double integrated oven, electric hob and extractor fan. Space for fridge/freezer. Useful pantry.

Utility Room

9'8" x 5'2" (2.95m x 1.57m)

Cylinder water tank and Glow Worm boiler which is serviced. Base unit with stainless steel sink. Wood panelled walls.

Inner Hall

5'2" x 3'6" (1.57m x 1.07m)

First Floor Landing

15'9" x 3'4" (4.80m x 1.02m)

Access to the insulated loft space which has some boarding.

Front Principal Double Bedroom

12'7" x 12'5" (3.84m x 3.78m)

A generous main double bedroom with front aspect window. Range of built in wardrobes.

En-Suite Shower Room

6'8" x 5'5" (2.03m x 1.65m)

Being fully tiled and comprises of shower cubicle with mains shower, wash hand basin in vanity unit and low level WC.

Front Double Bedroom Two

14'2" x 11'9" (4.32m x 3.58m)

Front aspect window. Range of built in wardrobes.

Rear Double Bedroom Three

11'2" x 11'0" (3.40m x 3.35m)

Rear aspect window and built in double wardrobe.





Rear Single Bedroom Four

9'9" x 8'2" (2.97m x 2.49m)

A good sized fourth bedroom with rear aspect window.

Family Bathroom

8'2" x 5'11" (2.49m x 1.80m)

Being fully tiled and comprising of a 4 piece suite which includes bath, separate shower cubicle with mains shower, low level WC and pedestal wash hand basin.

Detached Double Garage

17'3" x 15'6" (5.26m x 4.72m)

Having power and lighting. Recently painted remotely controlled doors. Rear personal door to patio area with garden shed.

Outside

Superb long driveway to the front which provides ample car parking for several vehicles and leads to the Detached Double Garage. Open plan manicured lawns with mature side conifer hedge boundaries. Established well maintained trees. Low level steps lead to the front porch.

Impressive quarter acre South facing garden plot with over roof top views towards open countryside. Lower cobble set patio area and low level steps up to mature lawns having large established rockeries set with an abundance of plants, shrubs and trees. Substantial conifer hedge boundaries. Rear garden shed.

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.

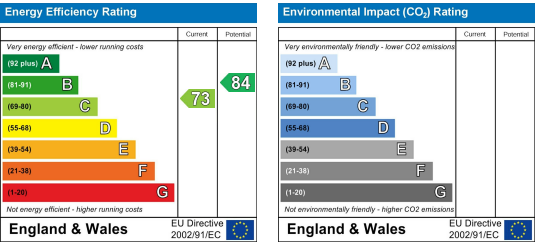
Floor Plan



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



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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.

