



**wards**  
estate agents

**4 Blyth Close**

Walton, Chesterfield, S40 3LN

**Guide price £325,000**



# 4 Blyth Close

Walton, Chesterfield, S40 3LN

Guide Price £325,000 - £345,000

Offered to the market with NO CHAIN!!

Generously proportioned and very well maintained THREE BEDROOM DETACHED FAMILY HOUSE which enjoys an enviable corner cul de sac position and is situated in this highly sought after cul de sac that is located in this immensely popular residential area to the West of Chesterfield. Close to local shops, post office, cafe/micropub, bus routes and is within close proximity to Somersall Park, in the Heart of Walton within Brookfield School Catchment. The property sits within a superb rear garden plot with potential for extension to the side (subject to consents)

Internally the recently decorated accommodation benefits from gas central heating with a Combi boiler(with service plan) 14 solar panels which are owned and uPVC double glazing/facias/soffits/end ridges. On the ground floor entrance porch to hallway, cloakroom/WC, family reception/dining room, rear conservatory and integrated fitted kitchen. To the first floor main double bedroom with fitted wardrobes, second double again with fitted wardrobes and a versatile third bedroom which could also be used for office or home working. Fully Tiled family bathroom with 4 piece suite.

Front cobble block paved dual driveways which provide ample car parking spaces and lead to the garage and also to the side carport with additional parking and access to the rear gardens-potential for side extension(subject to consents) Front low maintenance colour stone areas and wooden laid entrance pathway leading to the front door.

Generous enclosed rear gardens with fenced boundaries. Fabulous cobble block patio/sun terrace which is perfect for family & social outside entertaining! Good sized lawn area and mature well established borders set with plants and shrubs, mature trees including Apple tree. Further lower circular patio area.

## Additional Information

14 Solar Panels which are owned

Cavity Wall Insulation

Gas Central Heating- Worcester Bosch Combi Boiler-regularly service with Blue Flame

uPVC Double Glazed windows/facias/soffits/guttering and end ridges

Gross Internal Floor Area- 97.9 Sq.m/ 1053.7 Sq.Ft.

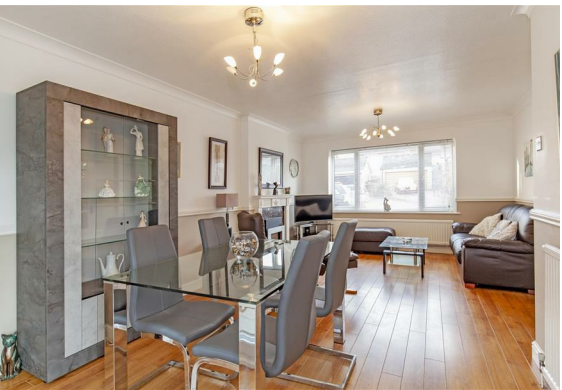
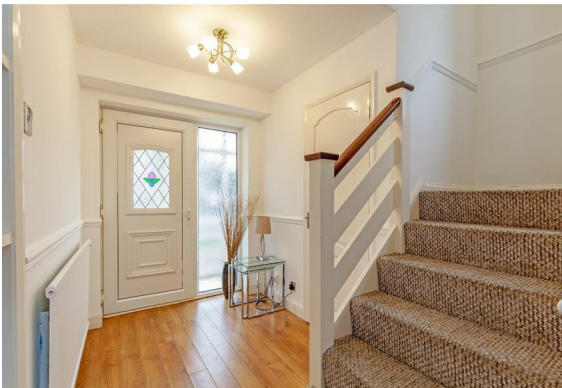
Council Tax Band - C

Secondary School Catchment Area -Brookfield Community School

## Entrance Porch

9'1" x 3'3" (2.77m x 0.99m)

uPVC entrance porch with internal uPVC door into the hall.







### Entrance Hall

12'7" x 6'0" (3.84m x 1.83m)

uPVC entrance door with side glazed panels. Laminate flooring. Useful under stairs store cupboard with consumer unit, gas meter and solar panel controls.

### Cloakroom/WC

Comprising of a 2 piece suite with pedestal wash hand basin and low level WC. Chrome heated towel rail and wall mirror.

### Through Reception/Dining Room

19'6" x 12'5" (5.94m x 3.78m)

A fabulous family living space with feature fireplace having a marble back and hearth with gas-fire. Front aspect window and open plan to the dining room. There is wooden flooring and patio doors giving access to the Conservatory.

### uPVC Conservatory

Enjoys lovely views of the rear gardens. French doors with external low steps into the gardens. Wooden flooring.

### Superb Integrated Kitchen

11'6" x 6'8" (3.51m x 2.03m)

Comprising of a range of White fronted base and wall units with complimentary work surfaces, inset sink unit and tiled splash backs. Integrated electric oven, hob and chimney extractor fan. Integrated dishwasher and space for fridge. There is a Worcester Bosch Combi boiler which is regularly serviced with Blue Flame. Side door gives access to side pathway which provides access to the garage. Secure gate to the front.



### First Floor Landing

9'5" x 6'0" (2.87m x 1.83m)

Access to the insulated loft space.

### Rear Double Bedroom One

12'7" x 10'6" (3.84m x 3.20m)

A generous main double bedroom with rear aspect window overlooking the gardens. Range of mirror fronted fitted wardrobes. Laminate flooring.

### Front Double Bedroom Two

12'7" x 8'9" (3.84m x 2.67m)

A second double bedroom with front aspect window. Range of mirror fronted wardrobes.

### Rear Double Bedroom Three

9'5" x 7'5" (2.87m x 2.26m)

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

### Fully Tiled Family Bathroom

9'5" x 5'6" (2.87m x 1.68m)

Comprising of a 4 piece White suite which includes a bath with mains shower plus additional shower spray attachment, separate shower cubicle with mains shower, pedestal wash hand basin and low level WC. Heated towel rail.

### Detached Garage

17'7" x 8'7" (5.36m x 2.62m)

Brick single garage with lighting and power. Stainless steel sink. Space and plumbing for washing machine plus tumble dryer. Up and Over garage door. Rear personal door.

### Outside

Front cobble block paved dual driveways which provide ample car parking spaces and lead to the garage and also to the side carport with additional parking and access to the rear gardens. Front low maintenance colour stone areas and wooden laid entrance pathway leading to the front door.







Generous enclosed rear gardens with fenced boundaries. Fabulous cobble block patio/sun terrace which is perfect for family & social outside entertaining! Good sized lawn area and mature well established borders set with plants and shrubs, mature trees including Apple tree. Further lower circular patio area. Greenhouse. Water tap.

Side Carport which provides excellent additional parking. Scope for side extension(subject to planning consents)



### School catchment areas

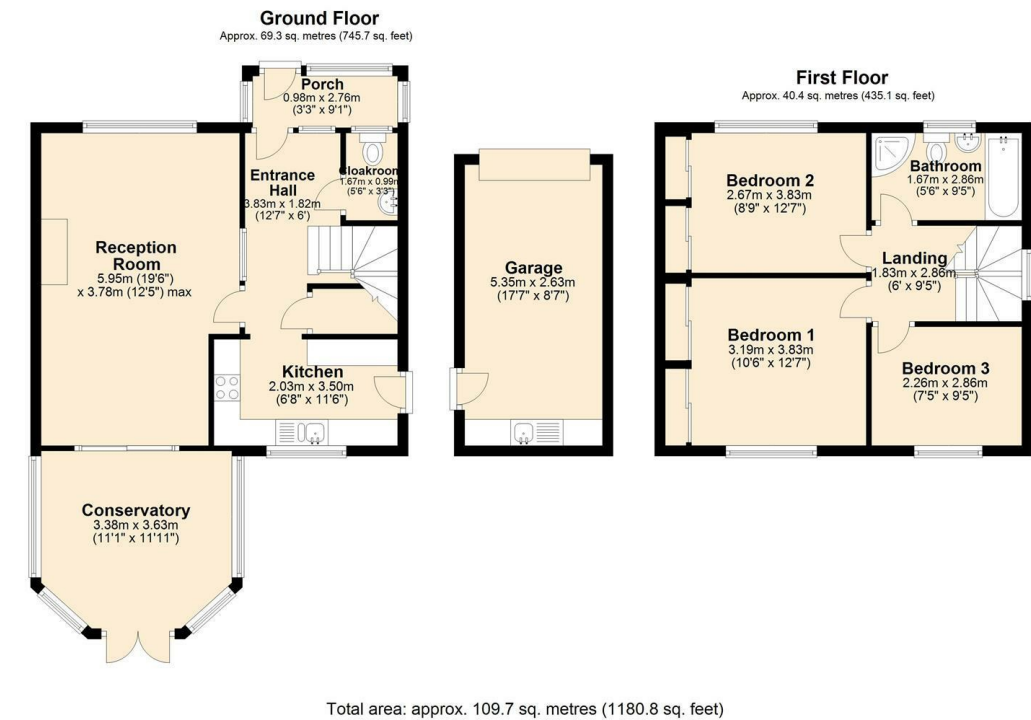
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



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.



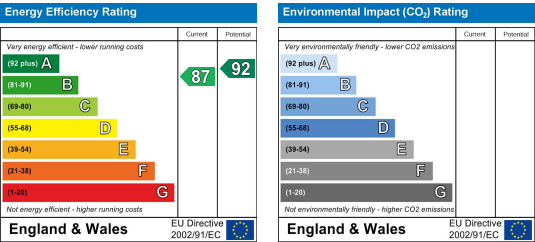
Floor Plan



Viewing

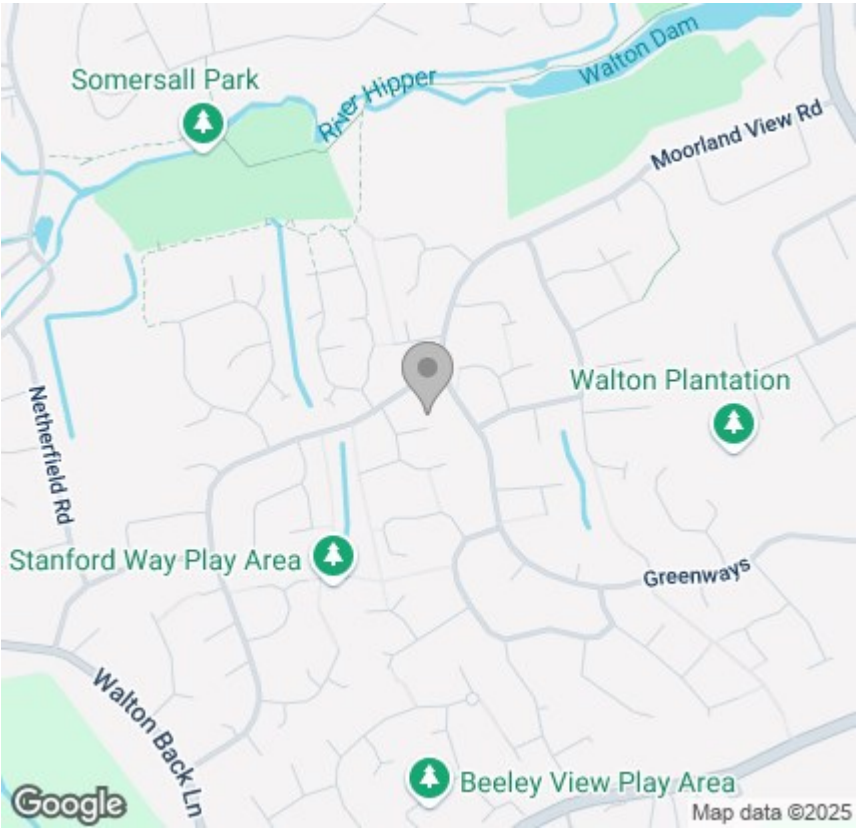
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX  
Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

