



w**ards**
estate agents

44 Davian Way

Walton, Chesterfield, S40 3HX

Offers over £245,000

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Generously proportioned EXTENDED THREE BEDROOM SEMI DETACHED HOUSE situated in this highly sought after residential location within easy access to local schools, shops, bus routes, Leisure centre and Chesterfield Town Centre. Major commuter road links A61/A617/M1 J29 are within close proximity.

Well presented family accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing/facias/soffits/guttering and comprises of front entrance hall, good sized through reception/dining room and rear garden room. Extended kitchen with a full range of Shaker Oak units and Classic dual fuel Range Cooker.

To the first floor main double bedroom with a quality range of bedroom furniture, second double bedroom and third versatile bedroom which could be used for office or home working. Superb extended family bathroom with 4 piece suite.

Front low brick walling and side fenced boundaries. Mature front lawn area and superb cobble block driveway which provides ample car parking spaces.

Rear enclosed West facing garden with conifer and fenced boundaries. Central cobble pathway with lawn area and side colour pebble area with inset feature pond.(could be filled in by vendor if required) Corner rocky and garden shed with power and lighting. Side secure gate leads to the front.

Additional Information

Gas Central Heating- Worcester Bosch Combi boiler- installed 2020 with service plan.

uPVC Double Glazed windows/facias/soffits & guttering

Cavity Wall Insulation

External security lighting on 3 sides of house

Security Alarm System

Pond in the garden could be filled in by the vendors if required.

Gross Internal Floor Area-94.0 Sq.m/ 1011.5 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area - Parkside Community School





Entrance Hall

7'9" x 6'2" (2.36m x 1.88m)

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

Half Tiled Cloakroom/WC

4'10" x 3'2" (1.47m x 0.97m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Reception Room

12'11" x 10'9" (3.94m x 3.28m)

A spacious through family living/dining room with front aspect window. Feature Granite Fireplace with electric fire. Laminate flooring.

Dining Room

9'10" x 9'0" (3.00m x 2.74m)

Attractive Bi-Fold internal wooden doors which lead into the Garden Room.

Garden Room

10'4" x 7'10" (3.15m x 2.39m)

A superb additional living space which enjoys views over the rear garden. Perspex Roof refitted in 2020. Under floor heating. French doors lead onto the decking area.

Extended Kitchen

20'6" x 7'11" (6.25m x 2.41m)

Comprising of a range of Shaker Oak base and wall units with complimentary work surfaces with splash backs. Space is provided for washing machine, dryer, dishwasher and fridge/freezer. 'Classic' Dual Fuel Range Cooker with chimney extractor above. Side uPVC door, side and rear aspect windows. Velux window provide further natural light.

First Floor Landing

6'10" x 6'4" (2.08m x 1.93m)

Front Double Bedroom One

11'7" x 10'7" (3.53m x 3.23m)

A generous main double bedroom with front aspect window. Complimentary range of fitted wardrobes, built in dressing table area, drawers and bedside cabinets.

Rear Double Bedroom Two

11'2" x 10'7" (3.40m x 3.23m)

A second double bedroom with rear aspect window and triple range of wardrobes.

Front Single Bedroom Three

8'5" x 6'4" (2.57m x 1.93m)

A versatile third bedroom which could also be used as office or home working space. Front aspect window.

Extended Family Bathroom

13'7" x 6'1" (4.14m x 1.85m)

Being half tiled and comprising of a free standing roll top bath with additional shower spray. Shower cubicle with mains shower, pedestal wash hand basin and low level WC.

Access to the insulated loft space which also has boarding. The Worcester Bosch Combi boiler is located here.

Outside

Front low brick walling and side fenced boundaries. Mature lawn area and superb cobble block driveway which provides ample car parking spaces.





Rear enclosed West facing garden with conifer and fenced boundaries. Central cobble pathway with lawn area and side colour pebble area with inset feature pond which could be filled in if required. Corner rockery and garden shed with power and lighting. Side secure gate leads to the front.



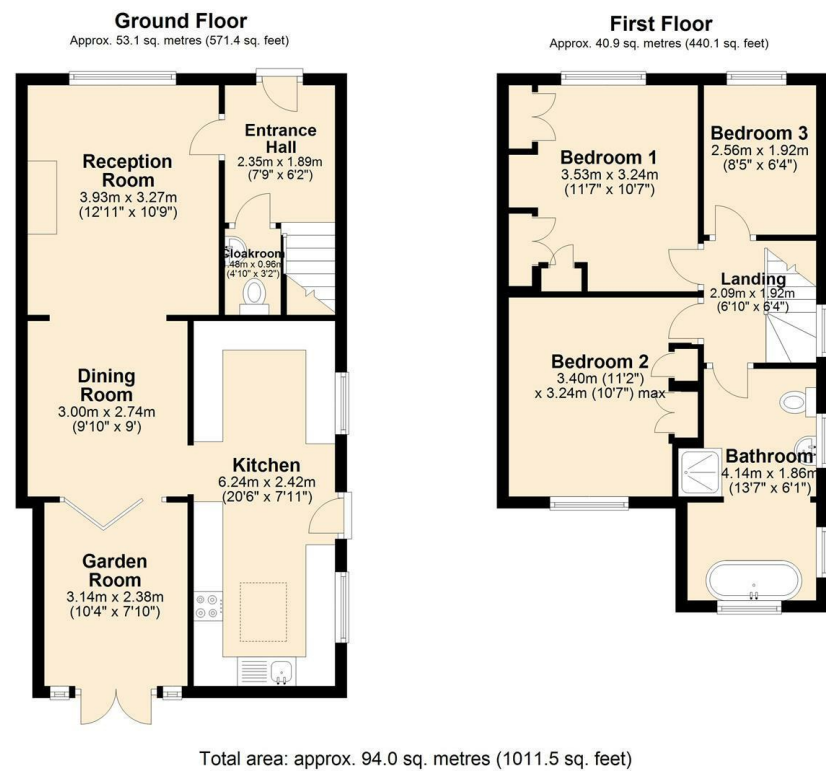
School catchment areas

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.

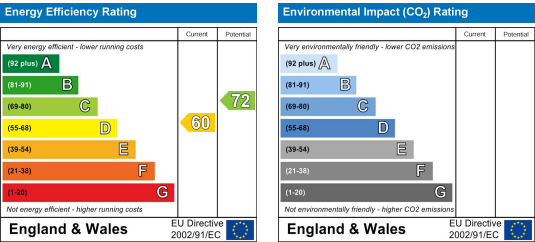
Floor Plan



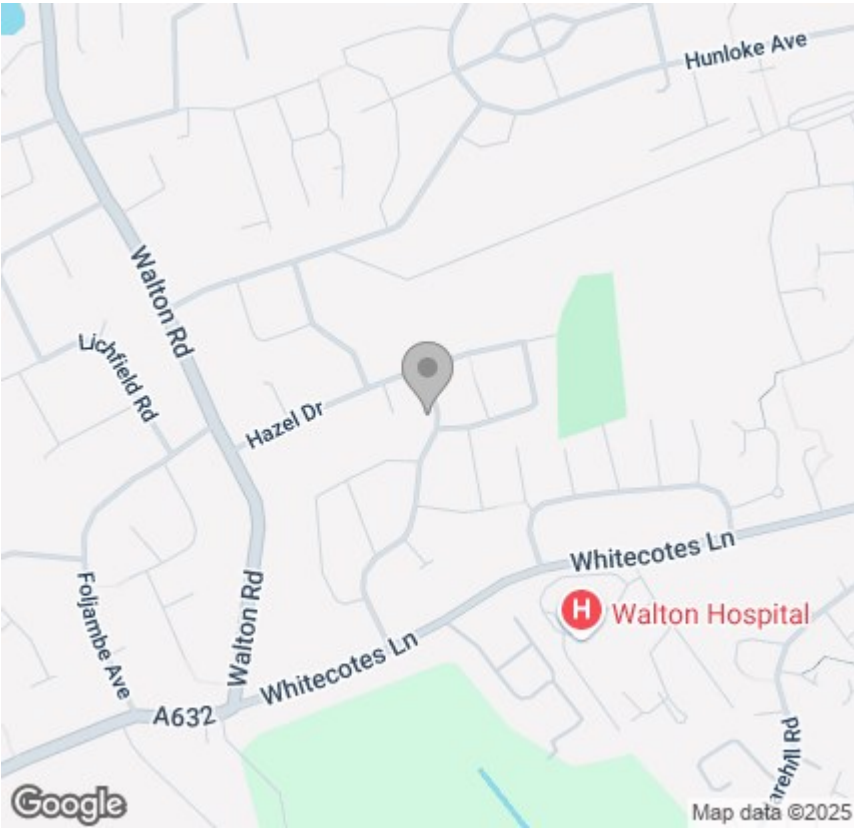
Viewing

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.

