



100 Moorland View Road

Walton, Chesterfield, S40 3DF

Offers in the region of £375,000

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Early viewing is highly recommended of this SUPERBLY EXTENDED AND FULLY REFURBISHED THREE/FOUR BEDROOM DETACHED FAMILY HOUSE! Situated in this extremely popular residential setting close to Somersall Park, local shops, bus routes and within Brookfield School Catchment. Perfectly suited for First Time Buyers, Family Living or Downsizing alike.

Impeccably presented the extended family accommodation of just under 1400 sq ft benefits from gas central heating with a Combi boiler and uPVC double glazing/facias/soffits. Internally offers front entrance porch into a spacious hallway, cloakroom/WC, family reception room, study/fourth bedroom, superb open plan kitchen/dining/sitting room with both French doors and Bi-Folding doors onto the large stone patio and gardens. To the first floor three good sized bedrooms and splendid family bathroom with 4 piece suite!

Front open plan lawns with block pathway leading to the entrance of the property. Tarmac driveway provides ample parking spaces and leads to the attached single garage.

Good sized enclosed rear gardens with substantially fenced boundaries. Generous Limestone patio with low maintenance plumb slate area. A perfect setting for family and social outside entertaining!





Additional Information

Gas Central Heating-Combi boiler (6 years old & serviced)
uPVC Double Glazed Windows
uPVC /facias/soffits
Gross Internal Floor Area-127.7 Sq.m/1374.7 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area -Brookfield Community School

Front Entrance Porch

9'2" x 3'5" (2.79m x 1.04m)

Internal door into the entrance hall.

Spacious Entrance Hall

12'6" x 3'7" (3.81m x 1.09m)

Useful under stairs storage cupboard. Stairs climb to the first floor.

Cloakroom/WC

5'8" x 3'3" (1.73m x 0.99m)

Comprising of a 2 piece suite which includes a wash hand basin set in vanity unit and low level WC. Chrome heated towel rail.

Reception Room

19'11" x 12'5" (6.07m x 3.78m)

A generously proportioned family living room with front aspect bay window. Inset wall mounted electric fire. Laminate flooring.

Study

11'6" x 7'1" (3.51m x 2.16m)

A versatile room that is currently used as study/office. Side glazed uPVC door. Range of base cupboards with complimentary work surfaces.

Fabulous Kitchen/ Breakfast Room

16'7" x 11'3" (5.05m x 3.43m)

Superbly extended this open plan kitchen/dining/living space is the hub of the family accommodation! Comprising of a range of base and wall units with complimentary work surfaces with inset stainless steel sink and tiled splash backs. Integrated electric oven and microwave, dishwasher and fridge-freezer. Superb breakfast island with integrated hob and storage drawers below. Bi-Folding doors lead onto the rear gardens.

Sitting Room

10'6" x 10'1" (3.20m x 3.07m)

Additional family living space with French doors leading onto the rear gardens.

First Floor Landing

9'7" x 5'11" (2.92m x 1.80m)

Access to the insulated loft space where the Combi boiler is located.





Rear Double Bedroom One

12'5" x 10'6" (3.78m x 3.20m)

A spacious main double bedroom with rear aspect window.

Front Double Bedroom Two

12'5" x 8'11" (3.78m x 2.72m)

A second double bedroom with front aspect window.

Rear Single Bedroom Three

9'10" x 7'4" (3.00m x 2.24m)

A versatile third bedroom with rear aspect window. Could also be used for office/home working.



Partly Tiled Family Bathroom

9'7" x 5'9" (2.92m x 1.75m)

Comprising of a 4 piece suite which includes a shower bath with mains shower and shower screen, shower cubicle with mains shower and additional spray attachment, low level WC & wash hand basin are set in vanity units. Chrome heated towel rail.

Outside

Front open plan lawns with block pathway leading to the entrance of the property. Tarmac driveway provides ample parking spaces and leads to the attached single garage.

Good sized enclosed rear gardens with substantially fenced boundaries. Generous Limestone patio with low maintenance plum slate area. A perfect setting for family and social outside entertaining!

Attached Garage

17'9" x 8'7" (5.41m x 2.62m)

With lighting and power



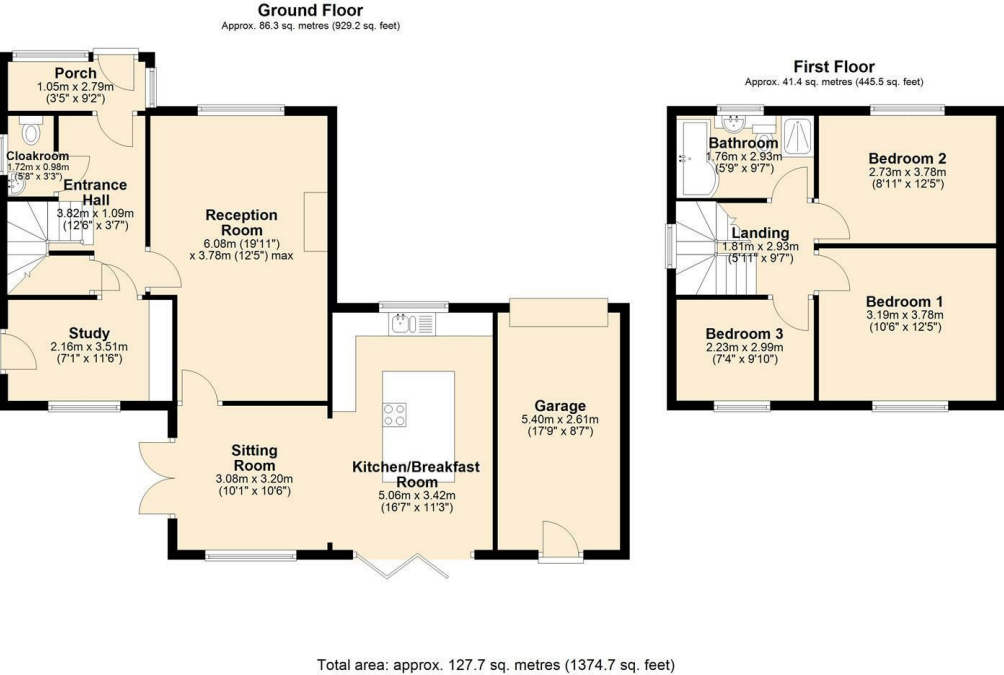
School catchment areas

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.

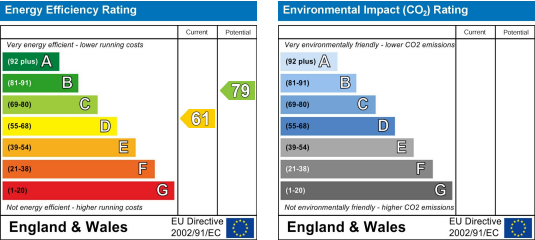
Floor Plan



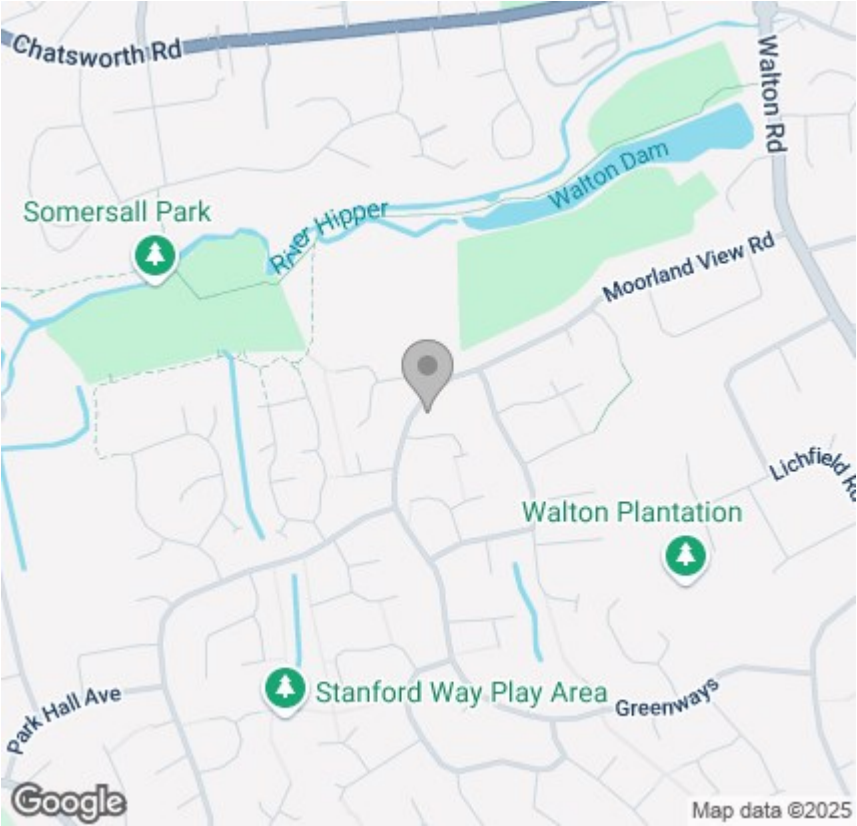
Viewing

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.

