



w**ards**
estate agents

6 Deben Close

Walton, Chesterfield, S40 3HE

£475,000

6 Deben Close

Walton, Chesterfield, S40 3HE

OFFERED TO THE OPEN MARKET WITH NO CHAIN!
Early viewing is recommended of this generously proportioned FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED EXECUTIVE FAMILY HOUSE! Enjoys an enviable 'tucked away' corner position within this popular cul de sac which is situated in a highly sought after residential location. 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.

Generously proportioned and extremely well maintained family accommodation benefits from gas central heating (Comb boiler-serviced+Gas safety Certificate 9/5/25) and uPVC double glazing and comprises:- entrance hall, cloakroom/WC, study, family reception/dining room, conservatory, superb integrated kitchen with granite worksurfaces and breakfast bar & complimentary utility. To the first floor principal double bedroom with lovely rooftop views, fitted wardrobes and en suite shower room. Three further generous bedrooms and splendid re-fitted fully tiled family bathroom with 4 piece suite. (Scoop for extension)subject to consents)

Front driveway provides ample car parking spaces and leads to the detached double garage. Open plan lawn and corner mature shrubbery with established planting. Fabulous sun blessed SOUTH FACING generous gardens which have impressive Laurel screen boundary hedging which provides a wonderful private setting, ideal for family and social entertaining! Large block paved patio area with a corner low brick walling and steps to the manicured upper lawned areas. The gardens sweep around to the side of the property offering further lawns and mature trees and shrubbery. Greenhouse and garden shed. Outside lighting and water tap.

Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler- installed in Oct 2006
Gas Safety Certificate- 9/05/2025
uPVC Double Glazed Windows
Security Alarm System
Gross Internal Floor Area-153.4 Sq.m/1651.4 Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area -Brookfield Community School

Entrance Hall

10'10" x 6'2" (3.30m x 1.88m)

Front composite entrance door with obscure glazed side panels. Useful under stairs store cupboard.

Cloakroom/WC

6'11" x 3'11" (2.11m x 1.19m)

Fully tiled cloakroom which comprises of wash hand basin with fountain tap set in vanity unit, low level WC. Chrome heated towel rail, tiled floor and downlighting.





Study

7'5" x 6'11" (2.26m x 2.11m)

A versatile room which could be used for home working space. Front aspect window.

Reception Room

16'5" x 10'10" (5.00m x 3.30m)

Front aspect window overlooking the front gardens. Feature brick wall with inset electric fire.

Dining Room

10'9" x 9'5" (3.28m x 2.87m)

French doors lead into the Conservatory.

uPVC Conservatory

11'10" x 11'0" (3.61m x 3.35m)

Attractive stained glass top lights. Tiled floor and French doors leading into the rear gardens.

Impressive Integrated Kitchen

11'10" x 9'5" (3.61m x 2.87m)

Comprising of a fabulous range of base and wall units with quality Stargazer Granite worksurfaces with inset stainless steel sink and tiled splash backs. Integrated double oven/microwave, electric hob and chimney extractor fan above. Tiled floor. Feature Granite Pedestal style Breakfast Bar

Utility

9'5" x 6'11" (2.87m x 2.11m)

Comprising of a complimentary range of base units with Stargazer Granite work surfaces/upstands and splash backs. . Space for dishwasher and washing machine. Space for fridge-freezer. Worcester Bosch Combi boiler. Downlighting. Side uPVC partly obscure glazed door to the gardens.

First Floor Landing

9'8" x 3'9" (2.95m x 1.14m)

Access to first floor accommodation.

Front Principal Bedroom

16'5" x 10'7" (5.00m x 3.23m)

Generously proportioned main double bedroom with full range of mirror fronted wardrobes. Enjoys rooftop views

En-Suite Shower Room

9'5" x 4'8" (2.87m x 1.42m)

Fully tiled and comprising of a 3 piece suite which includes a shower cubicle with mains shower, pedestal wash hand basin and low level WC. Access to the insulated loft space.

Front Double Bedroom Two

11'10" x 10'4" (3.61m x 3.15m)

A second good sized double bedroom with double built in cupboards. Enjoys rooftop views.

Rear Single Bedroom Three

9'7" x 8'2" (2.92m x 2.49m)

Spacious third bedroom with rear aspect window overlooking the landscaped gardens.

Rear Single Bedroom Four

9'7" x 6'10" (2.92m x 2.08m)

A versatile fourth bedroom which could be used for additional study or home working space.

Luxury Family Bathroom

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

Being fully tiled and comprising of a 4 piece bathroom suite which includes a bath with shower spray, double shower cubicle with rainfall shower, attachment hair spray & screen. Pedestal wash hand basin and low level WC. Tiled floor. Chrome heated towel rail.

Detached Double Garage

18'3" x 16'4" (5.56m x 4.98m)

Brick built and benefits from up and over door, lighting and power.

Outside





Front driveway provides ample car parking spaces and leads to the detached double garage. Open plan lawn and corner mature shrubbery with established planting.

Fabulous sun blessed SOUTH FACING generous gardens which have impressive Laurel screen boundary hedging which provides a wonderful private setting, ideal for family and social entertaining! Large block paved patio area with a corner low brick walling and steps to the manicured upper lawned areas. The gardens sweep around to the side of the property offering further lawns and mature trees and shrubbery. Greenhouse and garden shed. Outside lighting and water tap.



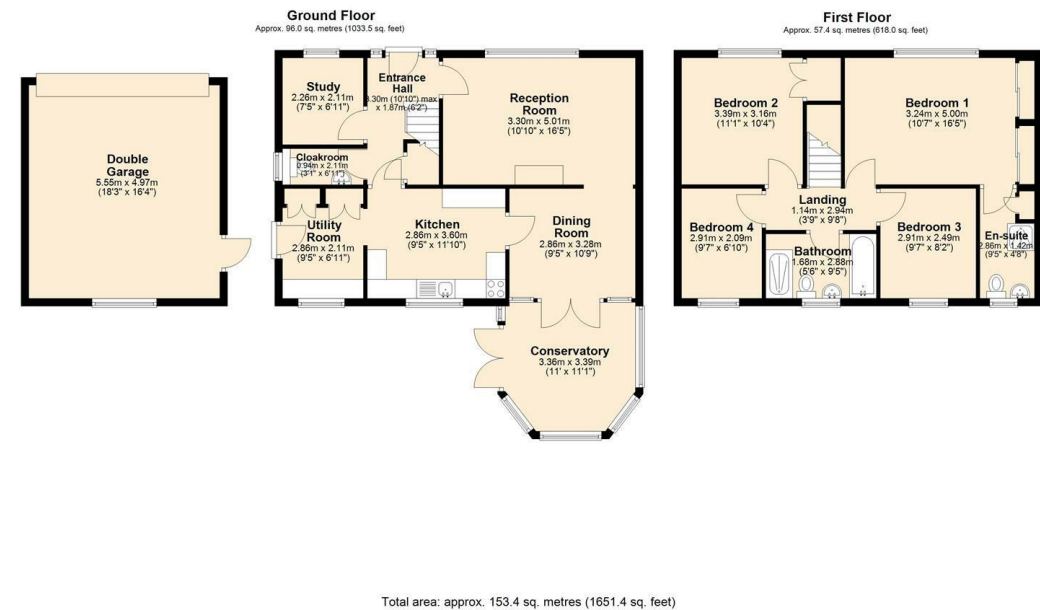
School catchment areas

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.



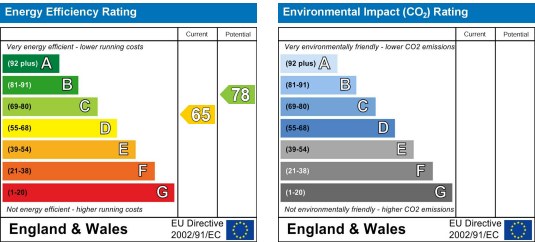
Floor Plan



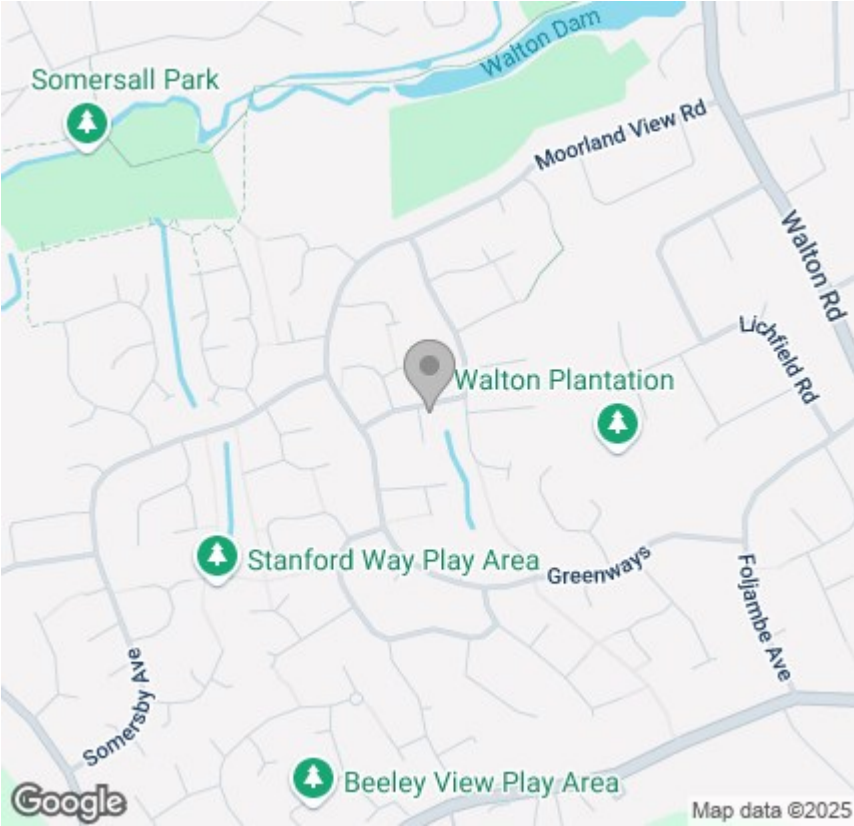
Viewing

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.

