



**w****ards**  
estate agents

**25 Hoylake Avenue**  
Walton, Chesterfield, S40 3NQ

**£395,000**



# 25 Hoylake Avenue

Walton, Chesterfield, S40 3NQ

Deceptively spacious FOUR BEDROOM DETACHED FAMILY HOUSE which is situated in this extremely sought after cul de sac located in this very popular residential location, ideal placed for local amenities, shops, bus routes, set within the Brookfield School Catchment and just on the fringe of the Nation Peak District Park with a lovely roadside presence.

Internally the accommodation which is over 1485 sq ft benefits from gas central heating, uPVC double glazing and offers entrance hall, cloakroom/WC, front dining room, family reception room, Breakfasting Kitchen and Conservatory. To the first floor Principal double bedroom, and three further good sized bedrooms for family living along with fully tiled family bathroom with 3 piece suite.

Front open plan lawns with pathway that leads to the DETACHED DOUBLE GARAGE with additional car standing spaces. Good sized enclosed rear gardens with Stone Patio, generous lawn area and borders set with established mature shrubs and fruit trees. Outside shed and water tap

## Additional Information

Gas Central Heating-British Gas Boiler - serviced  
uPVC Double Glazed Windows  
Gross Internal Floor Area - 138.0 Sq.m /1485.4 Sq.Ft.  
Council Tax Band - D  
Secondary School Catchment Area - Brookfield Community School

## Entrance Hall

13'11 x 5'9 (4.24m x 1.75m)  
Composite entrance door. Useful under stairs store.

## Cloakroom/WC

5'4 x 3'11 (1.63m x 1.19m )  
Comprising of a low level WC and wash hand basin.

## Reception Room

19'7 x 10'7 (5.97m x 3.23m)  
Front aspect window. Feature fireplace (currently not in working order) with marble back and hearth and electric fire. Aluminium patio doors to the Conservatory.

## Dining Room

10'1 x 8'9 (3.07m x 2.67m)  
Front aspect window.

## Kitchen/Breakfast Room

13'1 x 10'6 (3.99m x 3.20m)  
Comprising of a range of base and wall units with complementary work surfaces, inset stainless steel sink unit and tiled splash backs. Integrated double oven, hob and extractor above. Integrated fridge and dishwasher. Space for washing machine and freezer. Two wall display cupboards. British Gas Boiler- serviced. Tiled floor and wooden door to the rear garden.

## Superb Conservatory

13'2 x 8'4 (4.01m x 2.54m)  
Views over the rear gardens. Tiled flooring. French doors onto the garden.

## First Floor Landing

9'0 x 4'6 (2.74m x 1.37m )  
Access via a retractable ladder to the loft space.

## Principal Double Bedroom One

12'11 x 9'8 (3.94m x 2.95m )  
A double main bedroom with two front aspect windows. Fitted wardrobes and dressing table area.







#### **Rear Double Bedroom Two**

9'11 x 9'7 (3.02m x 2.92m)

A second double bedroom with view over the rear gardens. Range of fitted wardrobes. Walk in airing cupboard with cylinder tank.

#### **Front Double Bedroom Three**

10'10 x 9'8 (3.30m x 2.95m)

A third double bedroom with front aspect window. Range of fitted wardrobes and additional built in cupboard.

#### **Rear Single Bedroom Four**

9'7 x 7'10 (2.92m x 2.39m)

A versatile bedroom which can be utilised for office, hobby or home working room. Built in cupboards.

#### **Fully Tiled Bathroom**

9'0 x 4'9 (2.74m x 1.45m)

Comprising of a 3 piece suite which includes corner bath with mains shower & screen, wash hand basin and low level WC set in vanity housing cupboards. Wall mirror with light. Tiled floor. Chrome heated towel rail.

#### **Outside**

Front open plan lawns with pathway that leads to the DETACHED DOUBLE GARAGE with additional car standing spaces. Good sized enclosed rear gardens with Stone Patio, generous lawn area and borders set with established mature shrubs and fruit trees. Outside shed and water tap.

#### **Detached Double Garage**

17'2 x 17'0 (5.23m x 5.18m)

Light 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

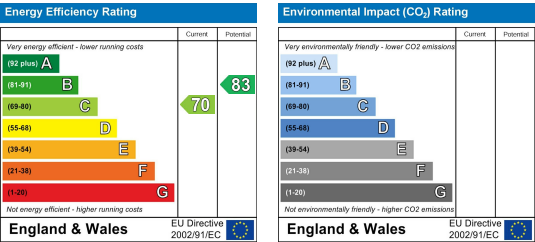


Total area: approx. 138.0 sq. metres (1485.4 sq. feet)

Viewing

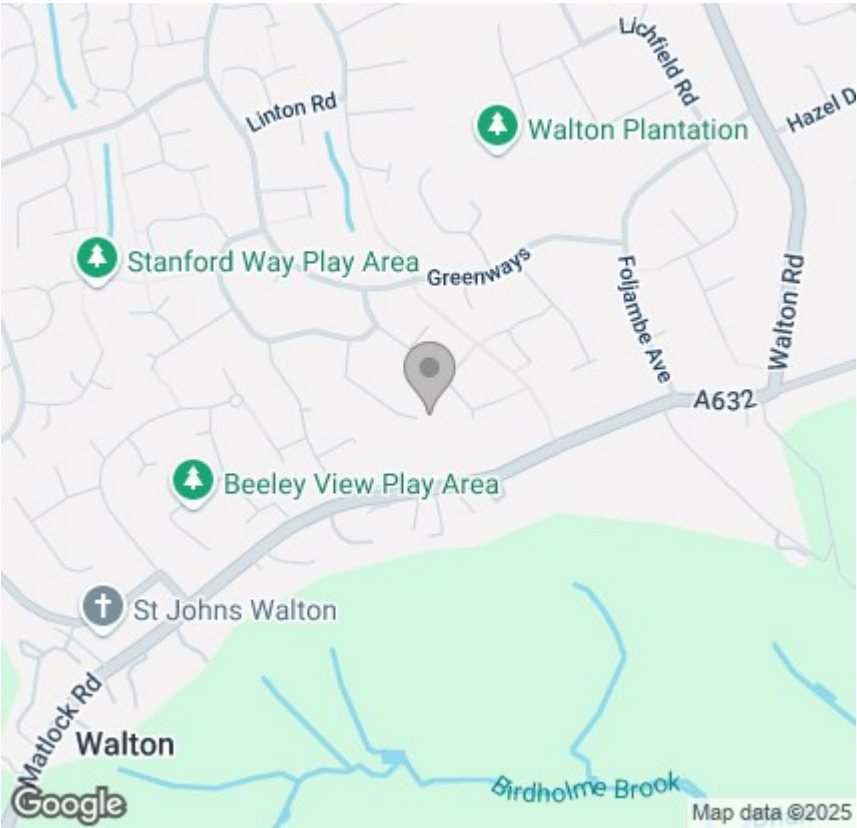
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

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.

