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estate agents

Avondale 6 Hillside Drive

Walton, Chesterfield, S40 2DB

£425,000

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We are delighted to present to the market this totally refurbished(2022) FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, situated in this extremely popular residential cul de sac and set on the fringe of the National Peak Park with Somersall Park and Walton Dam also nearby. Close to local amenities, restaurants, pubs & Bistro Cafes, bus routes, schools, doctors & within easy access of the town centre and major commuter links/train station.

Internal viewing is absolutely imperative to fully appreciate the impeccably presented and decorated interior. Offering over 1700 Sq Ft of versatile family living space the property benefits from gas central heating (Combi) uPVC double glazing/facias/dry ridges, & internal oak doors.

On the ground floor comprises of spacious entrance hall with feature open plan staircase, cloakroom/WC, utility, impressive integrated kitchen,dining/living space with Bi-folding doors onto a superb decking area and family reception room with media wall and French doors to the rear. To the first floor the property presents a nicely presented principal double bedroom with feature dressing room and exquisite shower room, three further double bedrooms and luxury family bathroom with 4 piece suite.

Front brick block driveway which offers ample parking spaces. Access to the double garage. Front low maintenance white gravel stone area set with sleeper edges. Mature tree, area of lawn and pathway to the front door.

Enviably, generously sized, rear landscaped enclosed gardens with substantially fenced boundaries. Superb wooden entertaining decking area which provides a perfect setting for family and social outside enjoyment! Large lawn area. Corner raised planted bed with sleeper edge. Further wooden BBQ/Sun Terraced with sleeper set edging. Side mature trees set in low sleeper edging. External feature composite walling with external lighting.

Additional Information

Refurbishment work all completed in 2022

Gas Central Heating-Worcester Bosch Combi Boiler - serviced

uPVC Double Glazed Windows/facias/end ridges

Internal Oak doors

Gross Internal Floor Area-161.4Sq.m/1736.8Sq.Ft.

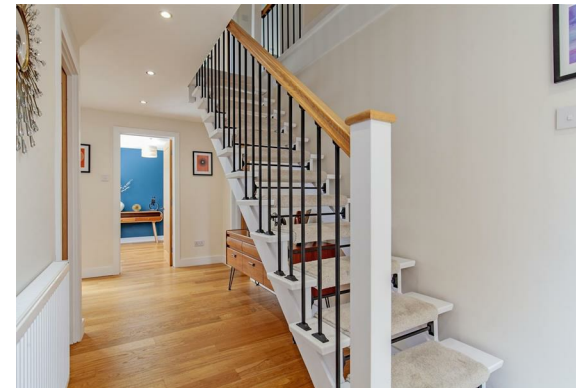
Council Tax Band -D

Secondary School Catchment Area -Parkside Community School

Spacious Entrance Hall

17'8" x 11'8" (5.38m x 3.56m)

Front composite entrance door into the hallway with attractive open staircase with feature spindles to the first floor accommodation.





Refitted Cloakroom/WC

5'2" x 4'3" (1.57m x 1.30m)

Comprising of a low level WC and free standing wash hand basin set upon a modern light oak vanity units with tiled splash back.

Utility Room

6'5" x 5'6" (1.96m x 1.68m)

Re-fitted with a complimentary base unit with work surface above. Space and plumbing for washing machine. Side glazed uPVC door to the pathway and with access to the rear gardens.

Impressive Kitchen/Dining/Living Space

18'8" x 17'8" (5.69m x 5.38m)

This completely refurbished family living space is the 'HUB' of this family property! Comprising of a superb range of base, wall and central island area with granite work surfaces having upstands and tiled splash backs. Integrated quality BOSCH appliances include oven and microwave. Induction hob and extractor fan. Space is provided for the fridge freezer. Breakfasting Island with seating area, inset sink unit and integrated dishwasher. Wall mounted Worcester Bosch Combi boiler (serviced). The room is completed with superb Bi-Folding doors which lead onto the fantastic composite decking area and good sized gardens- perfect for fresco dining and family/social outside entertaining!

Reception Room

18'3" x 10'10" (5.56m x 3.30m)

Beautifully presented family reception room with benefits from plenty of natural light with a front aspect window and French doors leading onto the rear patio and landscaped gardens. Feature media wall with log effect electric fire. Wooden flooring.

First Floor Landing

10'9" x 6'7" (3.28m x 2.01m)

Access to the insulated loft space.

Principal Double Bedroom

13'4" x 10'7" (4.06m x 3.23m)

Spacious main double bedroom with front aspect window. Splendid walk in wardrobe/dressing room

Walk in Wardrobe

6'10" x 5'9" (2.08m x 1.75m)

A superb dressing area/wardrobe with lighting, hanging and shelving. Sliding door.

Exquisite En - Suite

6'9" x 6'8" (2.06m x 2.03m)

Being half tiled and comprising of a quality 3 piece suite which includes shower cubicle with mains rain shower and additional shower attachment. Low level WC. Wash hand basin set in attractive vanity unit. Radiator, downlighting and a practical sliding access door from the main bedroom.

Rear Double Bedroom Two

10'10" x 10'8" (3.30m x 3.25m)

Second double bedroom with rear aspect window overlooking the landscaped gardens.

Rear Double Bedroom Three

11'0" x 9'2" (3.35m x 2.79m)

A third double bedroom with rear aspect window overlooking the gardens. Useful walk in cupboard with hanging rail.

Front Bedroom Four

12'8" x 7'6" (3.86m x 2.29m)

Fourth generously proportioned versatile bedroom which could be also easily be used for home office working. Enjoys a view over the rear gardens.

Luxury Family Bathroom

8'3" x 7'0" (2.51m x 2.13m)

Fabulous refitted family bathroom with quality modern 4 piece suite which includes a free standing bath with fountain taps, shower cubicle with mains rainfall shower, low level WC & wash hand basin with fountain tap and set in attractive vanity cupboard. Feature wall mounted heated towel radiator, downlighting and underfloor heating.





Double Garage

16'2" x 16'0" (4.93m x 4.88m)

Well proportioned double garage with newly fitted front remote controlled doors. Upgraded consumer unit. Lighting and power.

Outside

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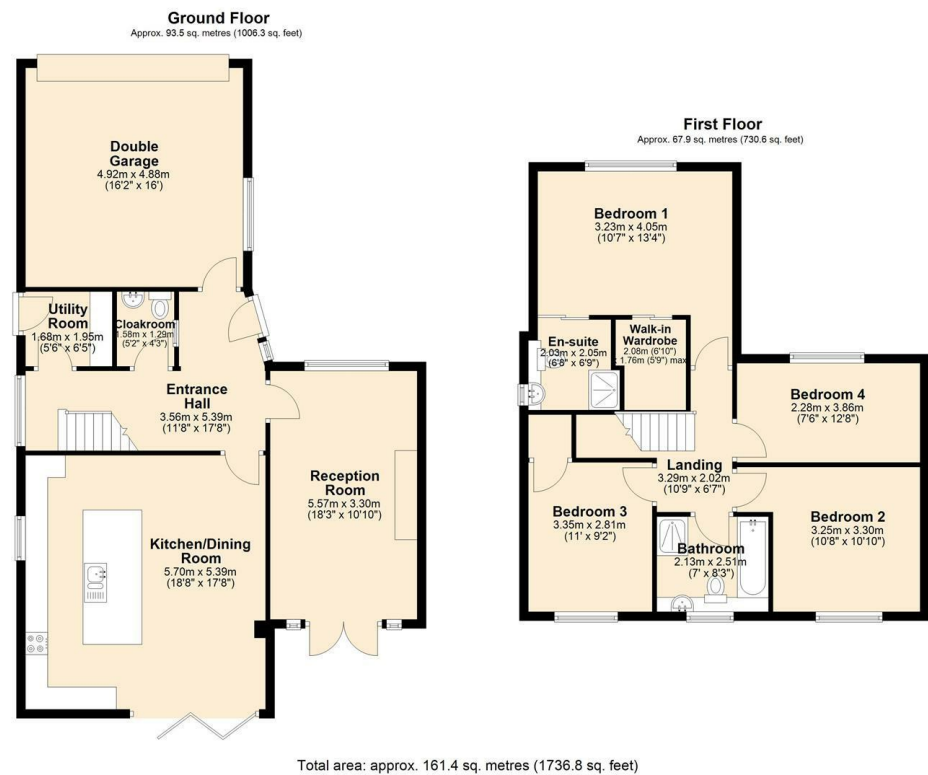
School catchment areas

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.

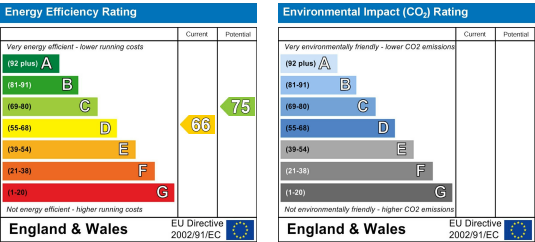
Floor Plan



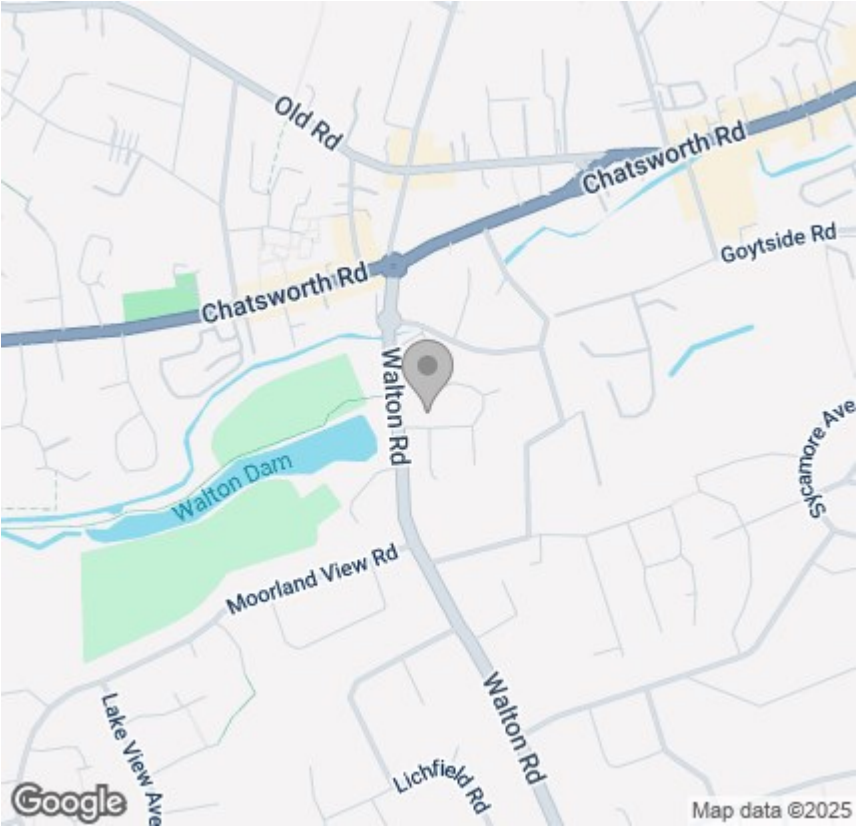
Viewing

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.

