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estate agents

157 Moorland View Road

Walton, Chesterfield, S40 3DD

£550,000

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We are absolutely delighted to present this meticulously presented and refurbished EXTENDED FIVE DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE!! Enjoys an enviable SOUTH FACING REAR PLOT and set within this 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 also within Brookfield School Catchment.

Impeccably maintained and subtly decorated throughout the accommodation offers 1752 sq ft of versatile family living space with the benefit of a two zone gas central heating system, uPVC double glazing & comprises of front porch, entrance hall, cloakroom/WC, sitting room, store room, extended family reception room, dining room, stunning breakfasting kitchen with integrated appliances & utility room. To the first floor principal double bedroom with exquisite en suite shower room, second double bedroom with fitted wardrobes, three further double bedrooms and luxury family bathroom with 4 piece suite.

Superb front cobble block driveway provides ample car parking spaces with side feature designed landscaping which includes sleep beds with planting and attractive colour stone chippings. Side secure gate to the rear.

Stunning sun blessed SOUTH FACING enclosed landscaped garden with substantial boundaries and trellis planting. Low walling with raised beds, stone pathways and patio area with further corner sun trap patio. Well tended lawns and Summer house helps to create a perfect setting for family and social outside fresco dining and entertaining!

Additional Information

Gas Central Heating- Ideal boiler with Blue Flame annual service record

Two zone heating control

uPVC double glazed windows

uPVC fascias, soffits & guttering

Gross Internal Floor Area-162.8Sq.m/1752.1Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Brookfield Community School

Entrance Hall

5'3" x 3'0" (1.60m x 0.91m)

Front composite entrance door with internal door leading into the inner hallway.

Re-fitted Cloakroom/ WC

5'9" x 2'9" (1.75m x 0.84m)

Attractively fitted with low level WC and wash hand basin set in Gloss vanity units. Chrome heated towel rail and wall mirror.

Inner Hallway

10'11" x 3'4" (3.33m x 1.02m)





Sitting Room

13'5" x 11'4" (4.09m x 3.45m)

Spacious additional reception room with front aspect bay window. Contemporary modern fireplace with gas-fire.

Store Room

11'4" x 6'0" (3.45m x 1.83m)

Excellent storage room where the cylinder water tank and the Ideal boiler (Blue Flame annual service history) are located and benefits from a two zone heating system. Surplus amounts of shelving space and drying area. Additional space for fridge freezer.

Impressive Breakfasting Kitchen

17'7" x 11'11" (5.36m x 3.63m)

Fabulous individually designed breakfast kitchen with a superb range of base, wall & drawer units with inset wine rack & complimentary Granite work surfaces with inset stainless steel sink. Integrated double oven, halogen hob & feature extractor fan with 'brick style tiling. Integrated dishwasher & space for American fridge freezer. Splendid central breakfasting island with granite/oak work surfaces and surplus amounts of store cupboards and drawers beneath. French doors onto the rear patio & gardens.

Utility Room

9'2" x 4'4" (2.79m x 1.32m)

With a complimentary range of base and wall units having work surfaces over and inset sink. Space for washer. Side uPVC door. Chrome heated towel rail.

Dining Room

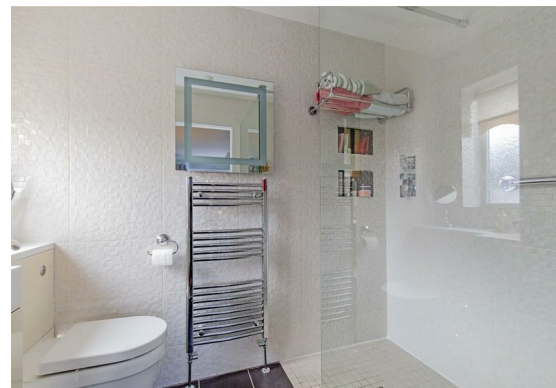
9'11" x 6'7" (3.02m x 2.01m)

Having staircase to the first floor. Under stairs store cupboard with power. Rear garden views.

Extended Reception Room

17'4" x 16'8" (5.28m x 5.08m)

Beautifully presented and generously proportioned family reception room with front aspect bay window. Feature contemporary fireplace with gas fire.



First Floor Landing

12'8" x 6'3" (3.86m x 1.91m)

Large linen storage cupboard. Access to the insulated loft space.

Principal Double Bedroom

16'8" x 11'4" (5.08m x 3.45m)

A beautifully presented main double bedroom with front aspect window.

Exquisite En-Suite

8'0" x 5'2" (2.44m x 1.57m)

Superbly fitted ensuite which includes a 'Wet' shower area with mains rainfall shower and feature inset shelving, tall vanity unit. Wash hand basin and low level W/C set in attractive housing. Chrome heated towel rail, low lightings and under floor heating.

Front Double Bedroom Two

11'6" x 11'2" (3.51m x 3.40m)

Second double bedroom with front aspect window. Impressive range of fitted black/mirror fronted wardrobes with complimentary side bedsides.

Rear Double Bedroom Three

11'4" x 9'0" (3.45m x 2.74m)

Third double bedroom with view over the rear gardens. Access to the attic space.

Rear Bedroom Four

11'6" x 8'8" (3.51m x 2.64m)

Fourth bedroom with rear aspect window again enjoying views over the gardens. Useful walk in wardrobe/storage.

Front Bedroom Five

14'0" x 8'8" (4.27m x 2.64m)





Luxury Family Bathroom

9'0" x 8'8" (2.74m x 2.64m)

Comprising of an impressive 4 piece bathroom suite which includes a superb 'Wet' shower area with mains rainfall shower & inset shelving. Spa bath with subtle low lighting, low level WC & wash hand basin set within attractive vanity cupboards including fitted mirror. Under floor heating and chrome heated towel rail.

Outside

Superb front cobble block driveway provides ample car parking spaces with side feature designed landscaping which includes sleep beds with planting and attractive colour stone chippings. Side secure gate to the rear.

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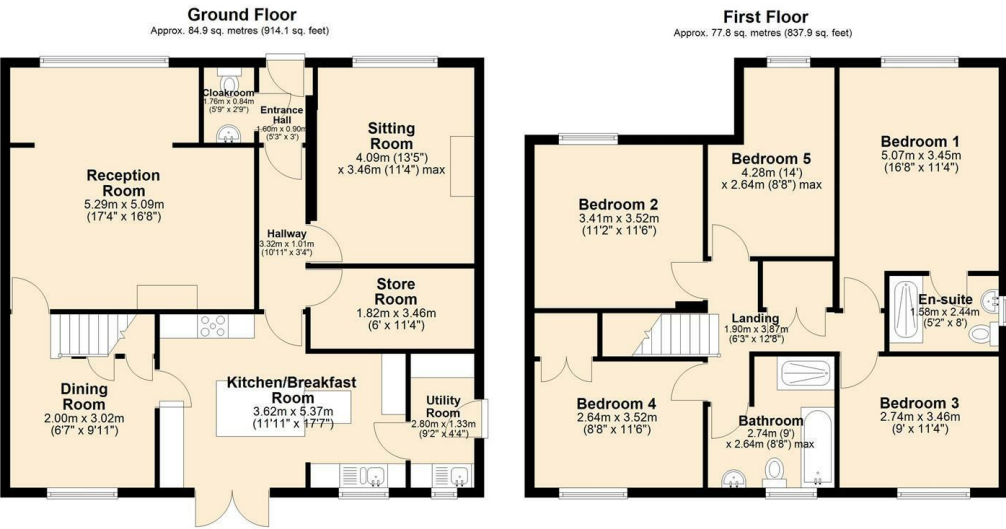
School catchment areas

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

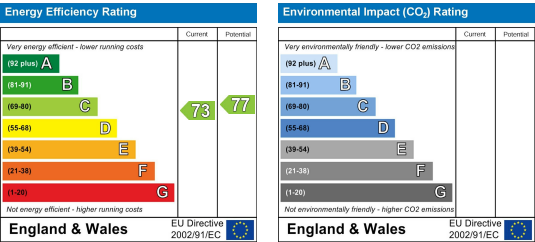


Total area: approx. 162.8 sq. metres (1752.1 sq. feet)

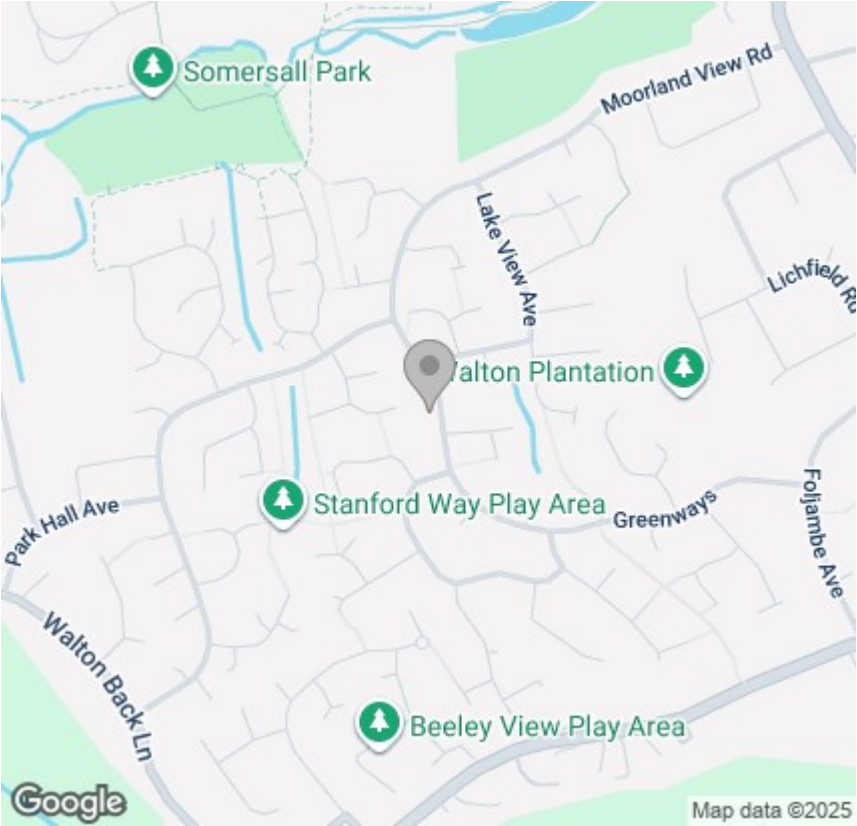
Viewing

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



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.

