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estate agents

21 Lake View Avenue

Walton, Chesterfield, S40 3DR

Guide price £485,000

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Internal viewing is highly recommended of this exceptionally well presented and stylishly upgraded FOUR BEDROOM/TWO BATHROOM DETACHED EXECUTIVE FAMILY HOME!! Situated in this extremely popular residential location which is close to all local amenities, shops, bus routes, Somersall Park and within Brookfield School Catchment.

Recently decorated throughout the impressively upgraded family accommodation provides over 1700 sq ft of living space which benefits from gas central heating (combi) boiler and uPVC double glazing. Well proportioned extended interior comprises of side entrance hall, cloakroom/WC, front split level reception room, fabulous open plan dining/kitchen with granite work surfaces and kitchen island, extended family room with skylight and French doors to rear decking and landscaped gardens. Utility Room.

To the first floor Principal Bedroom Suite with superb range of bedroom wardrobes, dressing area with low level drawers and exquisite en suite shower room. Two further double bedrooms and good sized fourth bedroom which is very versatile and could be used for office or home working. Luxury family bathroom with stylish 3 piece suite.

Large front driveway which provides ample parking for several vehicles. Large carport leading to rear garage. Well established and mature front garden with an abundance of shrubs, trees and planted borders.

Generous enclosed rear garden with substantially fenced boundaries. Large lawn area and side sleeper edges with raised borders having mature trees and shrubbery. Play area and decking terrace which is perfect for outside social entertaining.

Additional Information

- uPVC double glazed windows
- Gas Central Heating- Combi boiler serviced
- Oak internal doors and Oak window sills
- Gross Internal Floor Area- 166.2 Sq.m/ 1788.7 Sq.Ft
- Council Tax Band - E
- Secondary School Catchment Area- Brookfield Community School

Side Entrance Hall

16'2 x 5'10 (4.93m x 1.78m)

Spacious and inviting entrance hall finished beautifully with wood flooring. Bespoke radiator cover with drawers and wooden top shelf. Wall lighting. Stairs to first floor.

Cloakroom/WC

5'10 x 3'0 (1.78m x 0.91m)

Low level WC and wash hand basin.





Reception Room

19'6 x 12'8 (5.94m x 3.86m)

Fabulous family living room which is split level which has been recently re-decorated and has a front aspect bay window. A lovely tranquil ambiance for relaxation.

Open Plan Dining Kitchen

19'6 x 10'0 (5.94m x 3.05m)

Impressively extended, stylishly finished open plan kitchen diner with superb range of base and wall units having complimentary Granite work surfaces with inset sink unit and 'brick style' tiled splash backs. Space for Range cooker with extractor above. Integrated dishwasher. Center Island with surplus amounts of additional cupboard space and wine chiller. Quality finished wooden flooring.

Extended Family Room

15'3 x 14'6 (4.65m x 4.42m)

Fabulous additional living space with skylights allowing lots of natural light. Two further rear aspect windows and French doors onto the rear patio and gardens. Excellent space for family/social entertaining. TV/Media feature display unit with surplus amounts of shelving.

Utility Room

8'1 x 7'10 (2.46m x 2.39m)

Base unit with Granite work surface. Space for fridge/freezer, washing machine and dryer. Rear aspect window. Door to garage.

First Floor Landing

13'5 x 5'10 (4.09m x 1.78m)

Principal Bedroom One

12'0 x 11'10 (3.66m x 3.61m)

Beautifully presented main bedroom suite with range of quality fitted wardrobes with lighting. Front aspect window.

Dressing Area

12'9 x 9'5 (3.89m x 2.87m)

Front aspect window. Great additional dressing area with low level range of drawers. Feature wall radiator.

Exquisite En-Suite

5'9 x 3'8 (1.75m x 1.12m)

Attractively 'brick style' tiled walls with a stylish 3 piece suite which includes smart shower cubicle with rain shower, low level WC and wall hung wash hand basin with fountain tap and set in superb vanity cupboard. Wall heated towel rail.

Double Bedroom 2

12'9 x 9'9 (3.89m x 2.97m)

Second double bedroom with front aspect window.

Double Bedroom 3

10'2 x 10'1 (3.10m x 3.07m)

Third good sized double bedroom with rear aspect window overlooking the rear gardens.

Single Bedroom 4

9'0 x 7'6 (2.74m x 2.29m)

A fourth good sized versatile bedroom which could be used for office or home working. Rear aspect window.

Luxury Family Bathroom

11'0 x 5'9 (3.35m x 1.75m)

Stunning family bathroom with attractive wall and floor tiling and stylish 3 piece White suite. Comprises of large bathtub with rain shower and additional shower hose & screen. Low level WC with shower attachment and wash hand basin set in lovely vanity unit with fountain tap. Wall feature heated radiator.





Outside

Large front driveway which provides ample parking for several vehicles. Large carport leading to rear garage. Well established and mature front garden with an abundance of shrubs, trees and planted borders.

Generous enclosed rear garden with substantially fenced boundaries. Large lawn area and side sleeper edges with raised borders having mature trees and shrubbery. Play area and decking terrace which is perfect for outside social entertaining.

Garage

18'5 x 12'4 (5.61m x 3.76m)

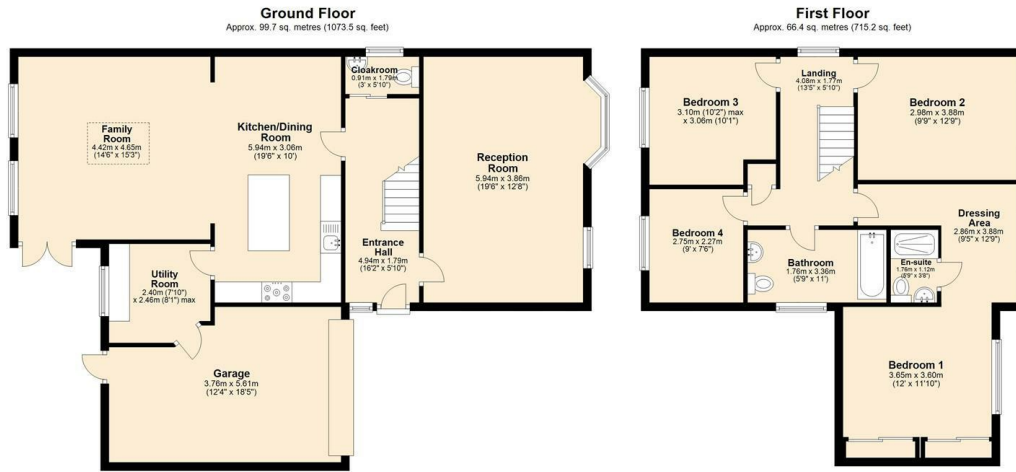
Front and rear garage doors. Workshop/store to rear of garage. Light and power.

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

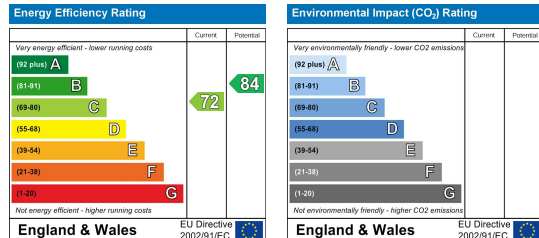


Total area: approx. 166.2 sq. metres (1788.7 sq. feet)

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.

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