



## 45 Acorn Ridge, Walton, Chesterfield, S42 7HF

- PERFECT FAMILY HOME
- 4 GOOD SIZED BEDROOMS

- CORNER PLOT
- 3 BATHROOMS - DOWNSTAIRS WC, EN SUITE & FAMILY BATHROOM

- LOUNGE WITH BAY WINDOW, DINING AREA WITH FRENCH DOORS TO THE GARDEN
- GOOD SIZED REAR GARDEN - with additional garden down one side
- DOUBLE DRIVEWAY DRIVEWAY, GARAGE AND PARKING
- CALL HUNTERS NOW

**Guide Price £425,000 - £450,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*\*GUIDE PRICE OF £425,000 TO £450,000\*\***

Welcome to this WELL PRESENTED, 4 BEDROOM, DETACHED HOUSE SITUATED ON A LARGER THAN AVERAGE CORNER PLOT in Walton. Located in a popular estate to the West of the Town centre - HIGHLY SOUGHT AFTER LOCATION close to local amenities, well regarded schools & having easy access to the Peak District & Matlock.

As you enter this property from the open porch, you will find the hallway with downstairs WC, lounge with bay window and dining room with French doors opening onto the rear garden.

The modern kitchen has integrated oven, hob and fridge. An archway opens through to the utility room with plumbing for washing machine, dishwasher & vent for tumble dryer.

Going upstairs, there are four well proportioned bedrooms, with the main bedroom having a 3 piece en suite shower room. There is a separate family bathroom, with bath and shower over WC & wash hand basin.

Gas central heating and uPVC double glazed windows.

To the front is a double width block paved driveway for parking & access to the integral single garage. There is a side path giving access to the rear. The plot offers a substantial attractive front garden area with lawn & shrubbery that extends down the other side of the property.

At the rear is a good sized enclosed rear garden with patio, lawn and decking. There is additional useful garden space to one side.

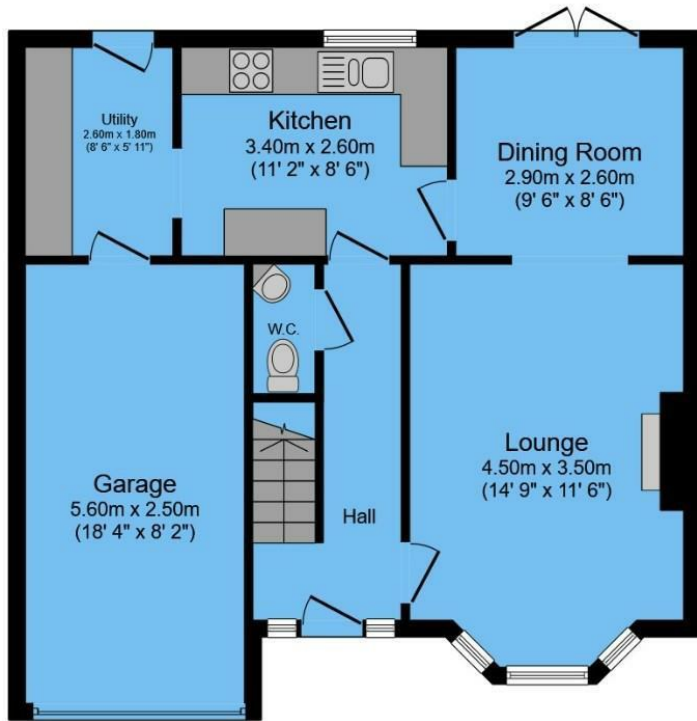
Don't miss out on viewing this beautiful family home - call Hunters to book your viewing now!

Freehold, Tax Band E, EPC Rating D.

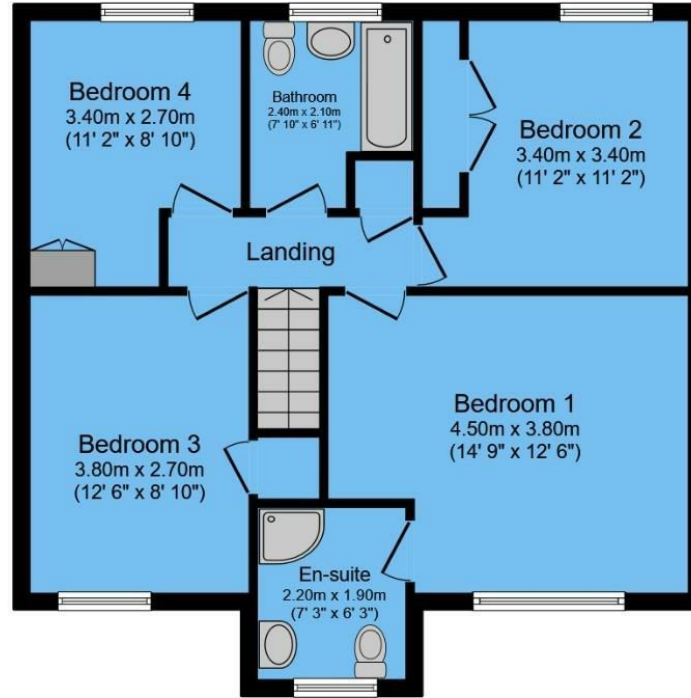








**Ground Floor**



**First Floor**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 128.7 m<sup>2</sup> (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>