



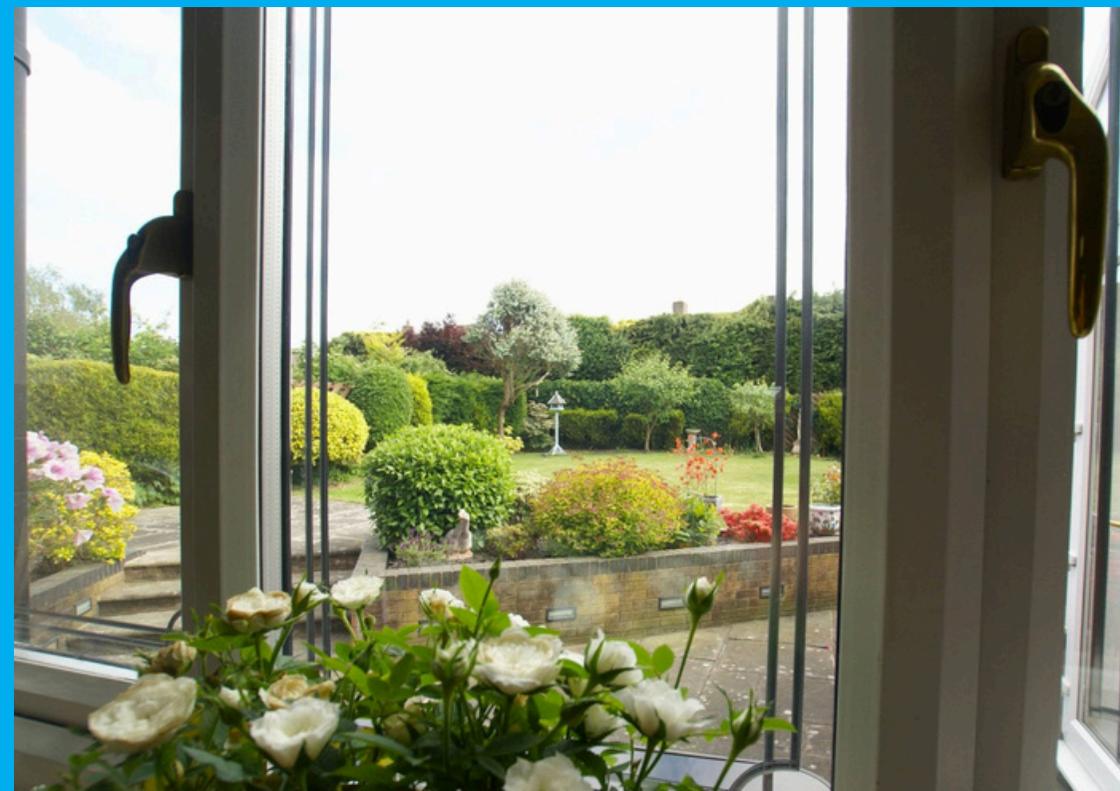
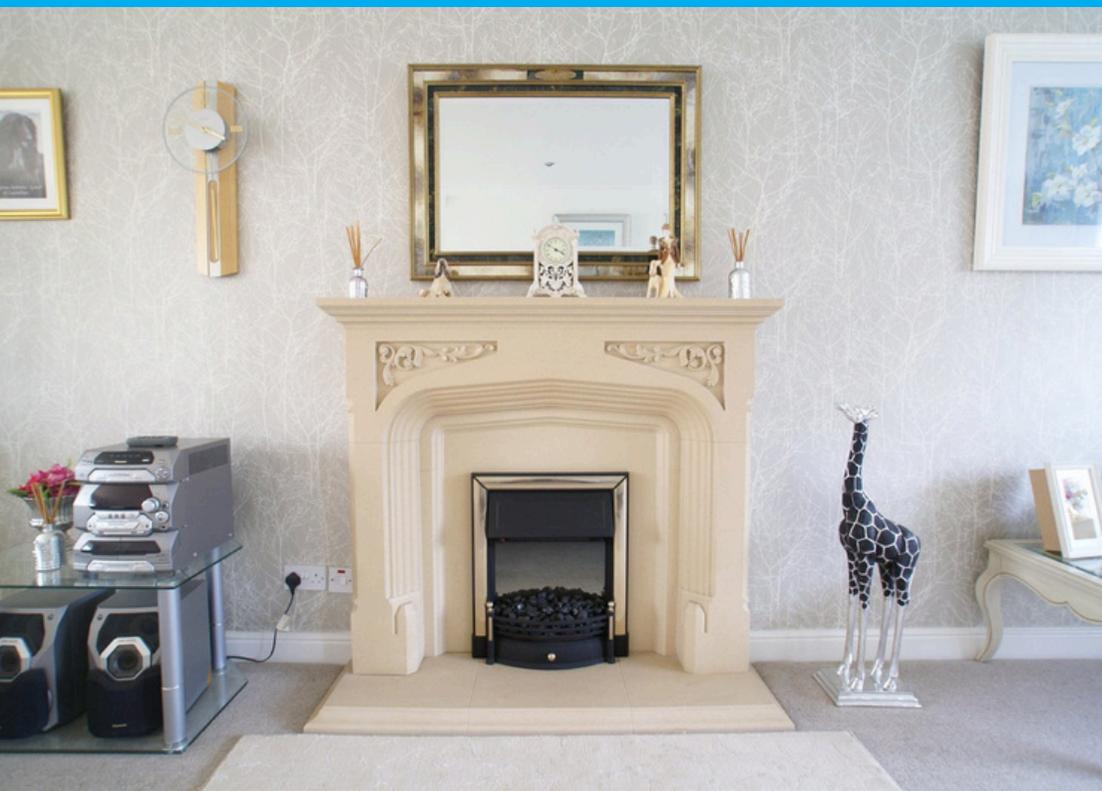
Sally Botham
ESTATES

19 FENLAND WAY
Walton, S40 3RH
£550,000









An immaculately presented and delightfully spacious contemporary family home, ideally located in a popular residential area on the outskirts of the town of Chesterfield. The superbly appointed accommodation offers: five bedrooms; master en suite; family bathroom; spacious sitting room with conservatory off; dining room; kitchen; breakfast room; and utility room. There are delightfully private enclosed gardens to the rear of the property, driveway providing off-road parking for three vehicles, and an integral double garage. The property is conveniently situated for local amenities and schools with easy access to the town, transport links and the open countryside of the Peak Park.

Entering the property via a UPVC entrance door, which is protected by an open porch. The door has sidelight panels, and opens to:

RECEPTION HALLWAY

A light and spacious hallway having polished oak flooring, staircase rising to the upper floor accommodation, central heating radiator with thermostatic valve, and BT main socket with broadband facility. A pair of glazed doors with decorative leaded panels open to:

SITTING ROOM

A delightfully spacious room with a front-aspect UPVC double-glazed Oriel-style window and patio doors with floor-length sidelight panels opening to the conservatory. The room has coving to the ceiling and a feature fireplace housing a flame-effect electric fire. The room has wall lamp points, downlight spotlights, central heating radiators with thermostatic valves, and television aerial point with satellite facility. A further panelled door opens back to the reception hallway.

CONSERVATORY

A spacious conservatory constructed in UPVC with double-glazed panels set upon a dwarf wall and having a polycarbonate roof. The room has ceramic tiles to the floor with individually controlled electric underfloor heating. There is a central heating radiator with thermostatic valve, air conditioning unit, and a television aerial point. A pair of doors open onto the terrace and gardens to the rear of the property.

From the hallway, further doors open to:

KITCHEN

With rear-aspect double-glazed windows overlooking the garden, and light wood-effect laminate flooring. There are a good range of traditional units, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards with under and over-cabinet lighting, and open-display shelves. Set within the worksurface is a one-and-a-half-bowl stainless sink, and a Neff four-ring induction hob, over which is an extractor canopy that is vented to the outside. There is a Neff eye-level

double oven and grill. Integral appliances include a 12-place-setting dishwasher, integral fridge, and a wine cooler. The room is illuminated by low-energy downlights and there is a vertical column central heating radiator. A broad opening leads to:

BREAKFAST ROOM

Having a pair of double-glazed patio doors and a half-glazed entrance door opening onto the gardens to the rear of the property. The room has light wood-effect flooring following through from the kitchen, downlight spotlights, and central heating radiators. A panelled door opens to:

UTILITY ROOM

Being half-tiled and having a rear-aspect window with obscured glass. There room has a worksurface with storage cupboards beneath, and an inset stainless sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine and there is space within the room for a fridge-freezer. Fitted within the utility room is a dual-flush close-coupled WC, with a chrome-finish ladder-style towel radiator and an extractor fan.

From the breakfast room, a further panelled door opens to:

INTEGRAL DOUBLE GARAGE

Having a pair of electrically-operated up-and-over vehicular access doors. The garage has a central heating radiator, a fitted pet bath with mixer taps and handheld shower spray, and sited in the room is the recently-fitted Worcester condensing boiler, which provides hot water and central heating to the property. The garage doors are currently closed off with boarding, making the room ideal as a leisure suite but this could easily be removed to revert the room to a garage. There are useful built-in storage cupboards with hanging rail and shelf.

From the kitchen, a half-glazed door with a leaded panel opens to:

DINING ROOM

With front-aspect double-glazed windows, central heating radiator with radiator cover, and wall and centre light points. A further half-glazed door opens back to the reception hallway.

From the hallway, a staircase with turned spindles and newels rises to:

FIRST FLOOR LANDING

Where a loft access hatch opens to a boarded loft space with a retractable ladder and a light. The landing has a central heating radiator and panelled doors opening to:

BEDROOM ONE

With rear-aspect UPVC double-glazed windows overlooking the garden. The room has a central heating radiator, and a good range of built-in wardrobes providing hanging space and storage shelving, with matching bedside drawers and further drawer unit. A panelled door opens to:

EN SUITE

Being fully tiled with a tiled floor and having a rear-aspect window with obscured glass. Suite comprises: vanity-style wash hand basin with storage cupboard beneath; concealed-cistern dual-flush WC; and shower cubicle with mixer shower. There is a chrome-finished ladder-style towel radiator, extractor fan, and illuminated mirror-fronted bathroom cabinet.

BEDROOM TWO

A spacious double bedroom with front-aspect double-glazed windows enjoying views to the open countryside and wooded hills in the distance. The room has a good range of built-in furniture providing hanging space and storage shelving, storage drawers, and matching bedside cabinets. There is a central heating radiator.

BEDROOM THREE

Again with a front-aspect double-glazed window with similar views to bedroom two. The room has a central heating radiator and deep built-in storage cupboards with hanging rail and shelf.

BEDROOM FOUR

With side-aspect double-glazed windows with views over the surrounding properties towards the Crooked Spire. The room has a central heating radiator and downlight spotlights.

BEDROOM FIVE

Currently used as a study and having a rear-aspect Velux rooflight window, central heating radiator, television aerial point, and open-display shelves.

From the landing, an access door opens to a useful eaves storage space with a light.

FAMILY BATHROOM

A half-tiled room with rear-aspect double-glazed windows with obscured glass, and suite with: Heritage panelled bath with side-fill taps; contemporary wall-hung wash hand basin; and dual-flush close-coupled WC. There is a ladder-style towel radiator and an extractor fan.

OUTSIDE

To the front of the property, a block-paved driveway provides off-road parking for three vehicles, and there is an area of lawn with a border housing a Japanese Acer. To the rear of the property is a delightfully private garden enclosed by hedging and fencing, with a flagged seating area immediately to the rear of the property where the doors open from the breakfast room and the conservatory, beyond which is an area of lawn interspersed with ornamental trees and having borders stocked with shrubs. To the top of the garden is a timber garden shed with power and lighting. The property has outside lighting and outside water supplies. The garden statutory is included in the sale.

SERVICES AND GENERAL INFORMATION

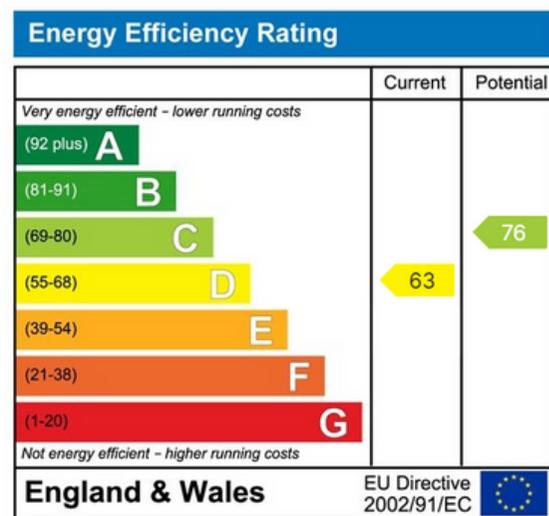
All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'F'

DIRECTIONS

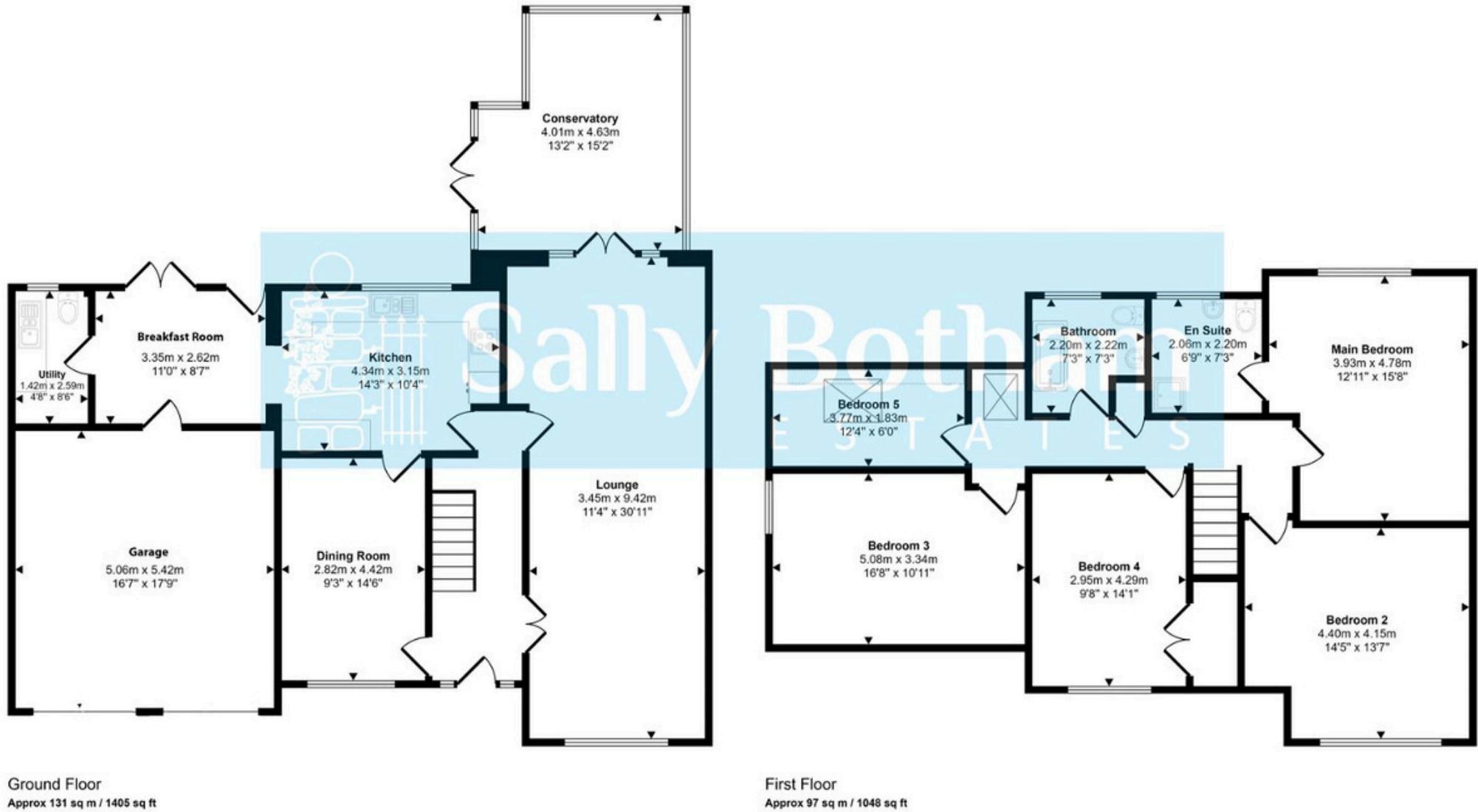
Leaving Chesterfield along the A619, at the Westbars roundabout take the exit into Boythorpe Road signposted Matlock and Queen's Park, follow the road up the hill turning right at the island towards Matlock along the A632, opposite Walton Hospital turn right into Fenland Way where the property can be found on the right-hand side.



Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Approx Gross Internal Area
228 sq m / 2453 sq ft



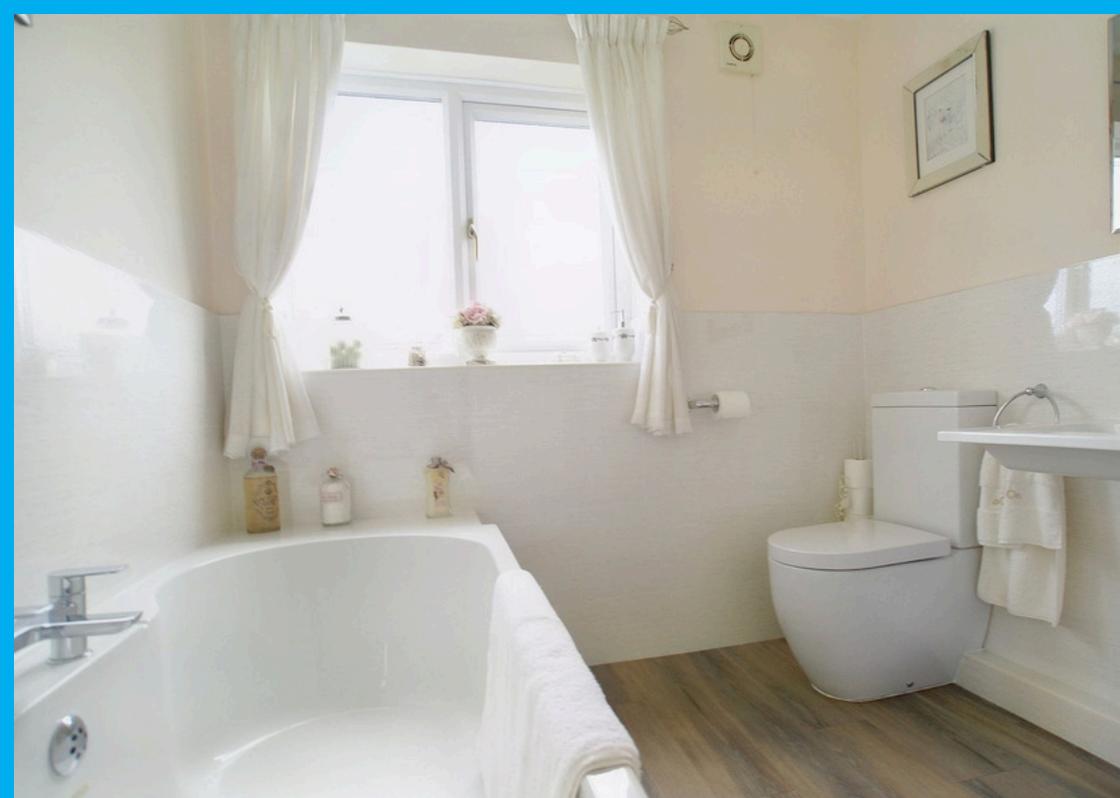
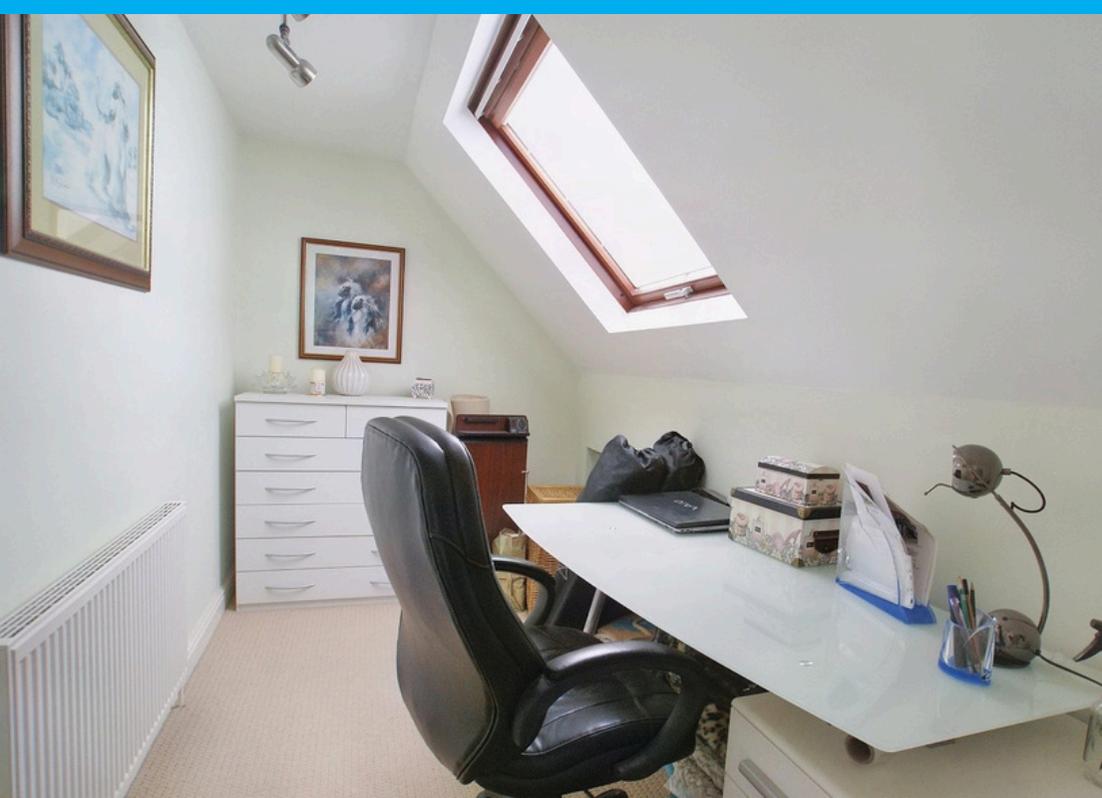
Ground Floor
Approx 131 sq m / 1405 sq ft

Denotes head height below 1.5m

First Floor
Approx 97 sq m / 1048 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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