



**Sally Botham**  
ESTATES

**2 DELPH BANK**  
Walton, S40 3RN  
£485,000







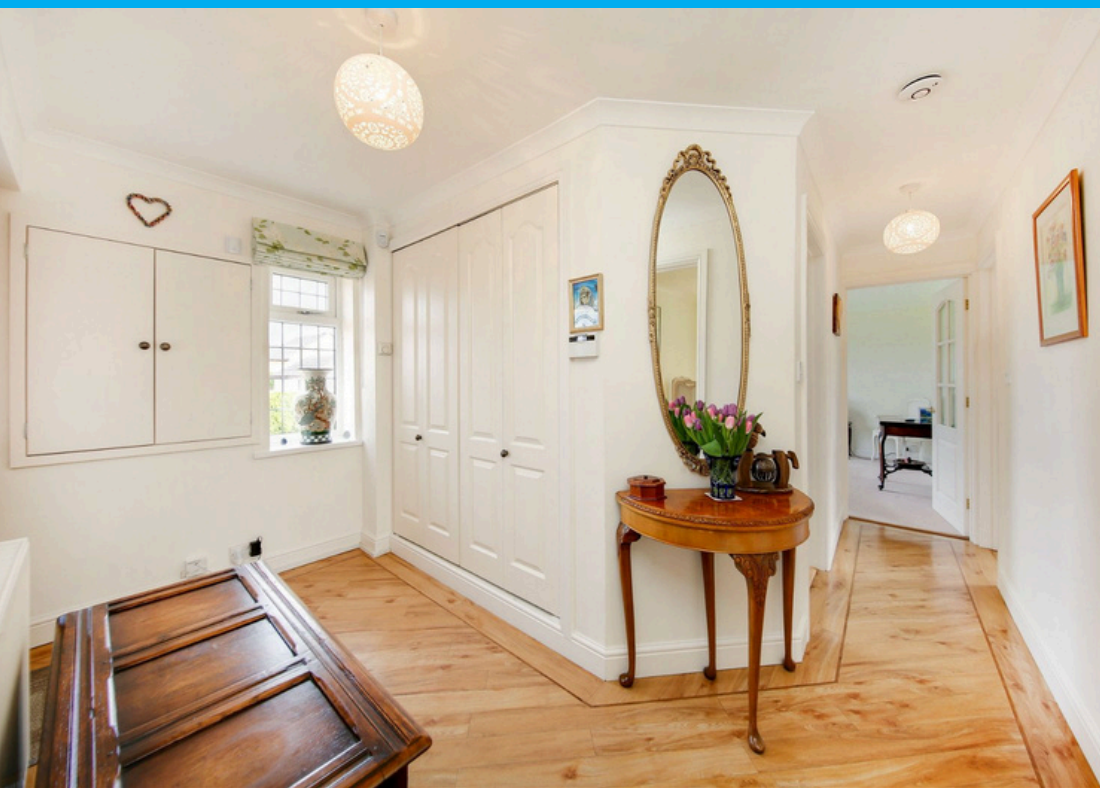


Bless this house with love, friends & angels











**A superbly presented detached bungalow, ideally located in a popular residential area within easy reach of excellent amenities. This delightfully spacious property has the benefit of a suite of large loft rooms, ideal as work-from-home space, leisure suite, hobby rooms, etc, or further accommodation, subject to necessary consents. The main accommodation offers: two good sized bedrooms, with en suite to main; family bathroom; spacious sitting room with conservatory off; dining kitchen; utility room; and integral garage. There is additional driveway parking, and delightful gardens to front and rear.**

Entering the property via a woodgrain-effect entrance door with decorative leaded and obscured glass panel, which opens to:

**RECEPTION HALLWAY 3.41m x 1.54m and 4.32m x 0.81m**

A spacious L-shaped hallway, having front-aspect UPVC double-glazed and leaded window. There is wood effect Karndean flooring, central heating radiator, and coving to the ceiling. Bifold doors open to a spacious cloak cupboard with hanging space and storage shelving. From the hallway, a half-glazed door leads to:

**SITTING ROOM 5.78m x 3.57m**

Having a front-aspect UPVC triple-glazed bow window, overlooking the gardens and driveway, and enjoying far-reaching views to the wooded hills and open countryside in the distance. A pair of sliding patio doors open to the conservatory and enjoy views over the rear garden. The room has coving to the ceiling and a fine feature fireplace with a polished marble surround and raised hearth, housing a flame-effect electric fire. The room is illuminated by wall-lamp points and there is a central heating radiator with thermostatic valve, and television aerial point.

**DINING KITCHEN 5.27m x 3.42m**

A delightfully spacious room with rear-aspect UPVC double-glazed and leaded windows overlooking the enclosed rear garden. The room has a sunlight tube, and a good range of contemporary units in a high-gloss cream finish, with cupboards and drawers set beneath a granite-effect worksurface with a tiled upstand. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-ring Neff ceramic hob, over which is an extractor canopy. Sited within the kitchen is a Neff eye-level fan-assisted electric oven, and a Neff fridge-freezer. Within one of the cupboards is space and connection for a dishwasher if required. The kitchen units have architectural feature plinth lighting, and the room has ample space for a family dining table. There is a central heating radiator with thermostatic valve, and a telephone point. A half-glazed door with etched glass opens to:

**GARDEN ROOM 3.20m x 1.74m**

Having a pair of double-glazed doors opening onto the terrace and gardens to the rear of the property. There is an electric wall-mounted panel heater, and a

half-glazed door with etched glass opening to:

**UTILITY ROOM 3.20m x 1.23m**

With rear-aspect double-glazed windows overlooking the garden, light wood-effect laminate flooring, and a staircase rising to the loft rooms. There is space and connection for an automatic washing machine and space for further white goods. A door leads to:

**INTEGRAL GARAGE 6.84m x 3.05m**

Having a roller-shutter vehicular access door, power, lighting, water supply and double-glazed window.

From the reception hallway, further doors open to:

**BEDROOM ONE 4.22m x 3.46m**

With a rear-aspect UPVC double-glazed and leaded window overlooking the gardens. The room has a central heating radiator with thermostatic valve and a good range of built-in wardrobes providing hanging space and storage shelving. A panelled door leads to:

**EN SUITE SHOWER ROOM 1.62m x 1.60m**

Having a recently-fitted contemporary suite with: quadrant shower cubicle with mixer shower, having adjustable shower spray; contemporary wash hand basin with storage drawer beneath, and illuminated mirror-fronted bathroom cabinet over which has an integral shaver point; and dual-flush concealed-cistern WC. The room has a side-aspect window with obscured glass, downlight spotlights, a contemporary ladder-style towel radiator and an extractor fan.

**BEDROOM TWO 3.78m x 3.48m**

Having front-aspect triple-glazed and leaded windows overlooking the gardens and driveway. The room has a central heating radiator with thermostatic valve and television aerial point.

**FAMILY BATHROOM 2.47m x 1.55m**

A fully-tiled room with ceramic tiled floor, having a front-aspect UPVC double-glazed and leaded window with obscured glass. A recently-fitted suite comprises: panelled bath with mixer shower over and glass shower screen; contemporary wash hand basin with storage cupboards beneath and illuminated mirror-fronted bathroom cabinet over, inside which is a shaver point; and dual-flush close-coupled WC. The room has downlight spotlights, an extractor fan, and a contemporary ladder-style towel radiator.

From the utility room, a staircase rises to a suite of loft rooms:

**LOFT ROOM ONE 4.76m x 3.06m**

Having power and lighting, and housing the gas-fired boiler, which provides hot water and central heating to the property. Also within the room is the Megaflow mains pressure hot water cylinder. There are access doors into the eaves of the roof. A panelled door opens to:

**LOFT ROOM TWO 4.80m x 3.67m**

Having a front-aspect Velux rooflight window flooding the room with natural light and enjoying views towards Chesterfield, the Crooked Spire, and wooded hills beyond. The room has a central heating radiator with thermostatic valve, access hatch into the eaves space, and a television aerial point.

**LOFT ROOM THREE 3.84m x 2.65m**

With a front-aspect Velux rooflight window having similar views to Loft Room Two. The room has a telephone point, central heating radiator with thermostatic valve, and a panelled door opening to:

**STORE ROOM 3.35m x 1.92m**

Having a central heating radiator, and a light.

From Loft Room Three, a panelled door leads to:

**LOFT ROOM FOUR 4.56m x 4.17m**

Again with a front-aspect Velux rooflight window, power, lighting, and a range of built-in wardrobes with sliding-mirror fronts, providing a deep storage space with a light. There is a central heating radiator with thermostatic valve.

**OUTSIDE**

The property is approached via a gated block-paved driveway, which provides off-road parking and gives access to the garage.

Lying to the front of the property is an area of sculpted lawn with pebble borders interspersed with ornamental shrubs and a magnolia tree. A pathway runs down the side of the property to an enclosed rear garden with a flagged terrace immediately to the rear, beyond which is a large level sculpted lawn with borders stocked with flowering plants and ornamental shrubs. To the top of the garden is a timber summer house.

The property has outside lighting and a water supply.

**SERVICES AND GENERAL INFORMATION**

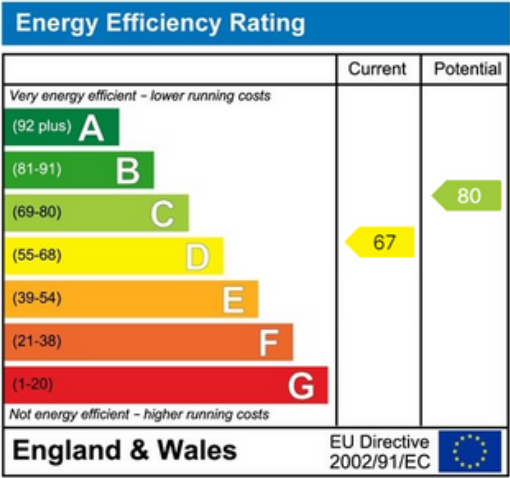
All mains services are connected to the property.

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at the time of publication) ‘D’

**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 and left into Delph Bank where the property can be found on the left-hand side.

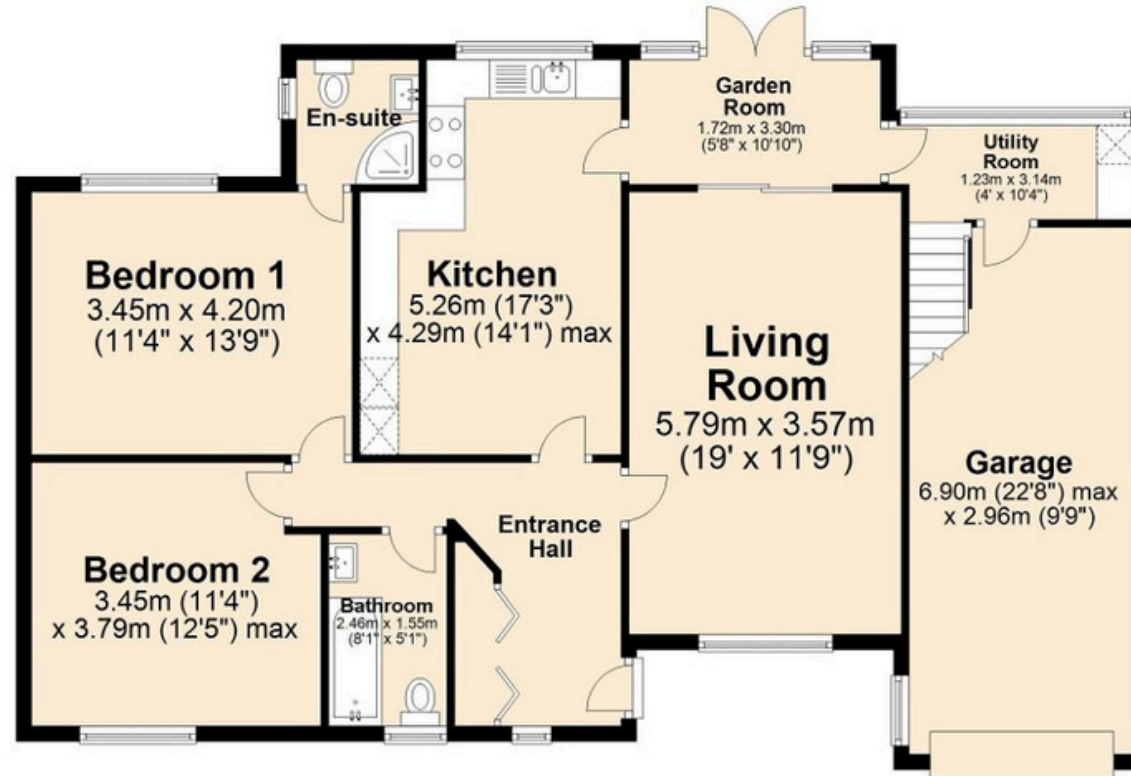


**Disclaimer**

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.

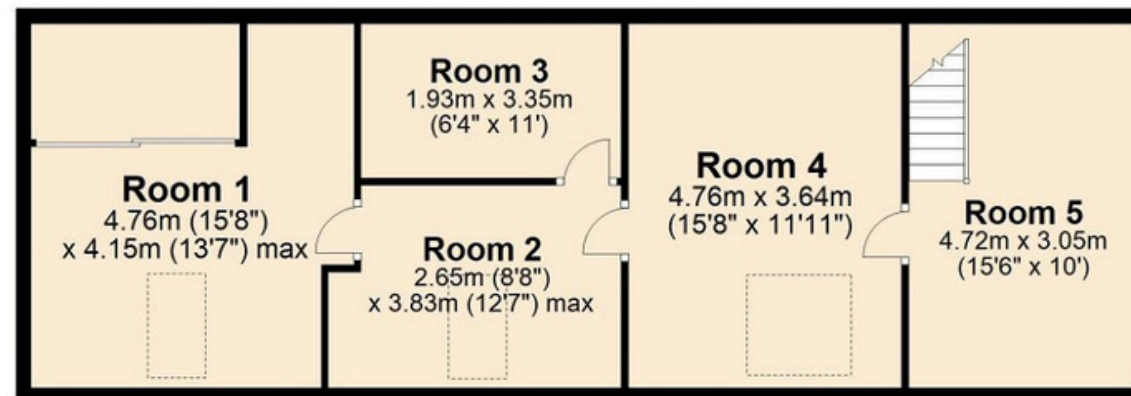
### Ground Floor

Approx. 114.5 sq. metres (1232.7 sq. feet)



### First Floor

Approx. 68.6 sq. metres (738.5 sq. feet)

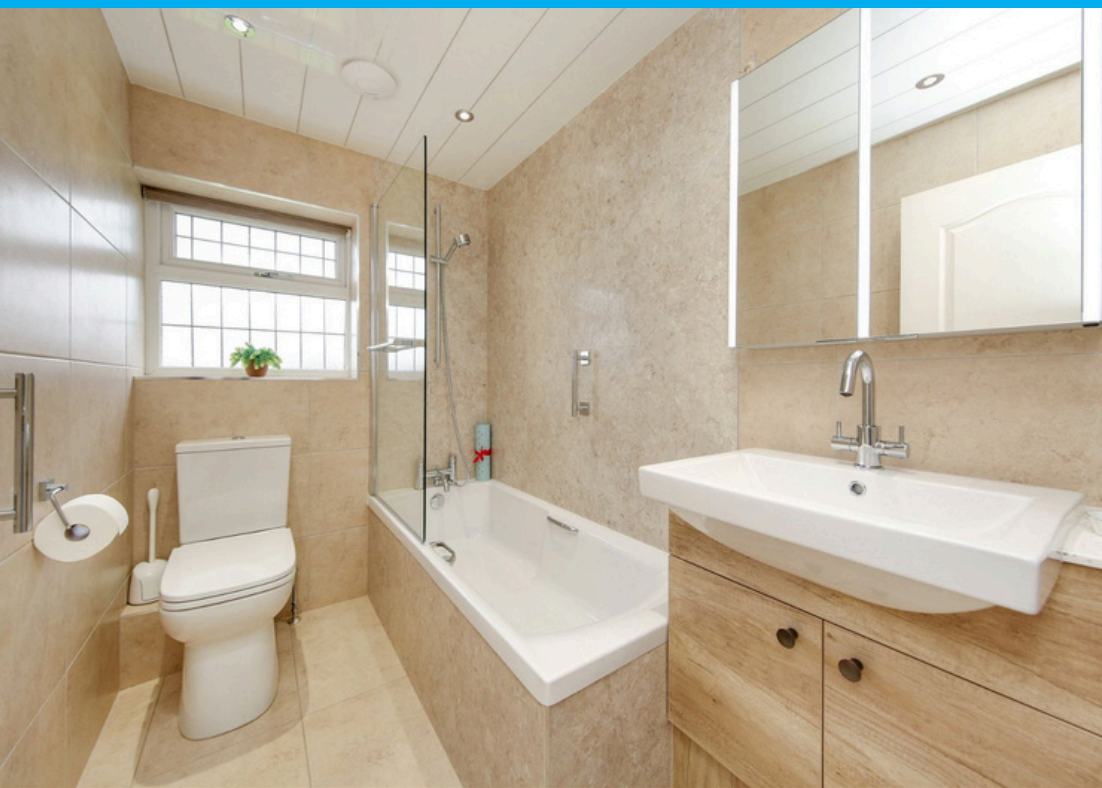


Total area: approx. 183.1 sq. metres (1971.2 sq. feet)

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899