



15 Halesworth Close,
Walton, S40 3LW

OFFERS IN THE REGION OF

£350,000

W
WILKINS VARDY

£350,000

GENEROUS 3 BED BUNGALOW - BATHROOM & EN-SUITE -
LIVING ROOM & DINING ROOM - PARKING AND GARAGE

this well presented three bedroomed detached bungalow offers well ordered and generously proportioned accommodation which includes two separate reception rooms and an ensuite to the master bedroom.

Located in this desirable neighbourhood, the property is located close to a bus route, shops and nearby parks making it ideal for families or downsizers.

- Superb Three Bed Detached Bungalow
- Oak Kitchen
- Separate En-Suite Shower Room Off master Bed
- Generous Driveway with Ample Parking
- Desirable Location Close to Amenities
- Living Room and Separate Dining Room
- Modern Family Bathroom with Mixer Shower Over The Bath
- Good Sized Mature Plot with Gardens to Front & Rear
- Detached Single Garage

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 77.4 sq.m./833 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

Entrance Hall

Generous entrance hall with two built-in storage cupboards.

Living Room

16'11" x 10'11" (5.18m x 3.34m)
A generous reception room with sliding patio doors onto the rear garden and an archway leading through into the...

Dining Room

10'5" x 9'9" (3.19m x 2.99m)
Being open plan to the living room, this second reception space would make an ideal dining room or snug/study.

Kitchen

9'9" x 8'9" (2.99m x 2.68m)
With oak coloured base and wall units and sink with mixer tap.
There is an electric oven with gas hob and extractor unit above.
Space is provided for washing machine and fridge freezer.

Family Bathroom

6'5" x 5'6" (1.98m x 1.7m)
Having a modern white three-piece suite comprising of a corner panelled bath with mixer shower over and folding shower screen, low flush WC with separate tap attachment, and wash hand basin with vanity unit below.
Herringbone tiling to the walls.

Master Bedroom

14'5" x 7'10" (4.4m x 2.39m)
A good-sized front facing double bedroom with box bay window and full length of mirrored door sliding wardrobes.

En-Suite Shower Room

6'11" x 4'10" (2.11m x 1.49m)
Comprising a modern white suite of shower cubicle with mixer shower, wash hand basin and low flush WC with separate tap attachment.

Bedroom Two

11'1" x 8'2" (3.39m x 2.5m)
A second good size front facing double bedroom.

Bedroom Three

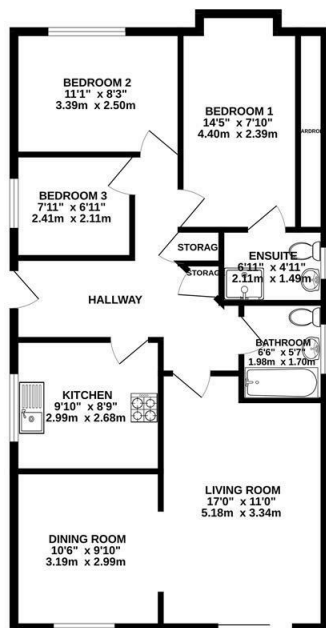
7'11x6'11 (2.41mx2.11m)
A versatile single bedroom which could make a good home office or hobby room.

Outside

To the front there is a mature lawned garden with boarders and a generous block paved driveway providing ample offstreet parking and leading to the detached brick built single garage.
To the rear, steps from the living room lead down onto a small patio and then a lawned garden with mature borders.



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS

Relocation
agent
network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are unable to verify that the central heating system, electric fire, kitchen appliances, shower units, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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