







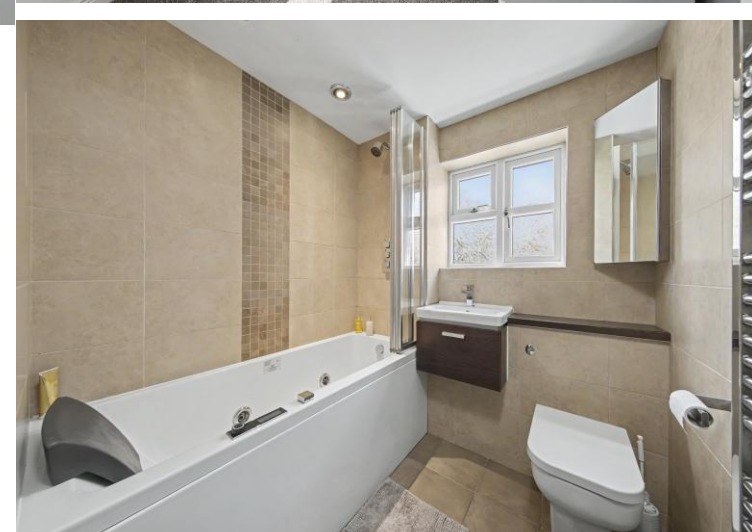
33 Sandstone Avenue

Walton • Chesterfield • S42 7NS

£499,950

This modern four-bedroom detached family home is located in the highly sought-after area of Walton. The location benefits from a wide range of local amenities, including well-regarded schools, shops, cafés, and everyday services. The property also enjoys nearby open green spaces and countryside walks and backs directly onto Somersall Park. Chesterfield town centre is easily accessible, offering a wider range of amenities, along with excellent transport links via the railway station and major road networks. Presented as a ready-to-move-into home, this property makes an ideal choice for family living. The front door opens into a welcoming hallway. The first door on the left leads into a useful home office/study, while the second door on the left provides access to a ground-floor WC. To the right of the hallway is the living room, a spacious front-facing reception room featuring a fireplace. Double doors from the living room open into the dining room, which is another well-proportioned space offering ample room for a family dining table. Sliding doors from the dining room lead into the conservatory, a bright and spacious additional reception room with double doors opening out onto the rear garden. The kitchen can be accessed either directly from the hallway or via the dining room. The kitchen is fitted in a U-shaped layout with fitted cupboards, integrated appliances, and space for freestanding appliances. The kitchen opens into a separate utility room, which provides further space for freestanding appliances and has a door leading out to the rear garden. To the first floor, the main bedroom overlooks the rear garden and is a spacious double room benefitting from fitted sliding wardrobes and a modern three-piece en-suite comprising a walk-in shower, wash basin, and WC. Bedroom two is another generous double room located to the front of the property. Bedroom three is a rear-facing double, while bedroom four is a good-sized single bedroom positioned at the front, ideal as a child's room or spare bedroom. The family bathroom is modern and fully tiled, fitted with a bath and overhead shower, wash basin, and WC. Externally, the rear garden is spacious, private, and landscaped, beginning with a patio seating area that leads onto a well-maintained, flat lawn. The garden also features a circular pebbled area, a separate decked section, and slate borders, and backs directly onto Somersall Park. To the front of the property is a double driveway, along with a double detached garage benefitting from an electric door.





- Modern Four Bedroom Detached House
- Backing Onto Somersall Park
- Welcoming Hallway w/ Study & WC
- Front Facing Living Room Opening into Dining Room
- Spacious & Bright Conservatory
- Kitchen w/ Integrated Appliances & Further Utility
- Four Well Proportioned Bedrooms
- Modern Family Bathroom & Ensuite
- Landscaped Rear Garden, Driveway & Detached Double Garage
- Council Tax Band E



33 SANDSTONE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 161.4 SQ M / 1737.2 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1298500)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535