



31 Tunstall Green, Walton, Chesterfield, S40 2DY
£235,000



* MODERN SEMI-DETACHED HOUSE * THREE GENEROUS BEDROOMS * LOUNGE * REFITTED DINING KITCHEN WITH APPLIANCES * GARDEN ROOM * BATHROOM/W.C. WITH WHITE SUITE * GROUND FLOOR W.C. * GAS CENTRAL HEATING & UPVC DOUBLE GLAZING * AMPLE OFF STREET PARKING * GARDENS TO FRONT & REAR * SOUGHT AFTER LOCATION

A modern semi-detached house which has a well proportioned and practical living space spanning two floors. The property itself has an extremely welcoming feel throughout and briefly comprises: entrance hall, lovely lounge with feature fireplace, inner hallway with cloakroom/w.c. off, good sized refitted dining kitchen with range of integrated appliances and garden room (which is currently used as a utility room). To the first floor there are three good sized bedrooms and a family bathroom with three piece white suite.

Outside, gardens are positioned to both front and rear elevations and are well stocked with a variety of mature plants, trees and shrubs.

A driveway also provides off street parking and gives access to a timber gated entry to the back garden.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Entrance Hall

With double glazed entrance door to front elevation, stairs to first floor and door leading through to:

Living Room

13'7" x 11'11" (4.14m x 3.63m)

A good sized reception room with feature fire surround and fitted gas fire, double glazed window to front elevation, understairs storage cupboard and radiator.

Door to:

Inner Hallway

With doors leading off to:

Ground Floor Cloakroom/WC

Having been fitted with a white suite comprising low flush w.c., wash hand basin and radiator.

Dining Kitchen

10'5" x 10'5" (3.2m x 3.2m)

Having been refitted with a quality range of wall and base cupboard units with worksurfaces and upstands over and inset single drainer sink unit with mixer tap. Also having integrated appliances to include eye-level built-in electric oven, combination microwave, steamer, dishwasher and fridge along with induction hob and extractor canopy over. The room also has space for a dining table and has double glazed window to side elevation, door leading to the rear garden and opening to:

Garden Room

8'2" x 7'6" (2.5m x 2.3m)

Currently used as a utility room this is a great

addition to the property and double glazed windows overlooking the rear garden and double glazed sliding patio doors leading to outside.

FIRST FLOOR ACCOMMODATION

Landing

With built-in airing cupboard and access via pull down loft ladder to the boarded roof space which houses the gas central heating boiler.

Bedroom One

13'4" x 8'5" (4.06m x 2.57m)

A good sized double bedroom with built-in wardrobes providing ample hanging and storage facilities, double glazed window to front elevation and radiator.

Bedroom Two

13'5" x 9'2" (4.1m x 2.8m)

Another good sized bedroom with double glazed window to rear elevation and radiator.

Bedroom Three

8'6" x 6'6" (2.6m x 2.0m)

With built-in wardrobe, double glazed window to rear elevation and radiator.

Bathroom/WC

Having been fitted with a white suite comprising panelled bath with shower over, pedestal wash basin, low flush w.c., partial ceramic wall tiling, double glazed window to rear elevation and radiator.

Outside

To the front of the property there is a forecourt garden which is mainly laid to lawn and a driveway which provides ample off street parking.

The rear gardens comprise raised lawn areas with established flowering borders and patio area along with clearly defined timber fenced boundaries.

EPC

To be confirmed

Local Authority

Chesterfield Borough Council

Town Hall

Rose Hill

Chesterfield

S40 1LP

Tel: 01246 345345

Services

We understand all mains services are connected to the Premises.

Tenure

The Property is understood to be Freehold

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

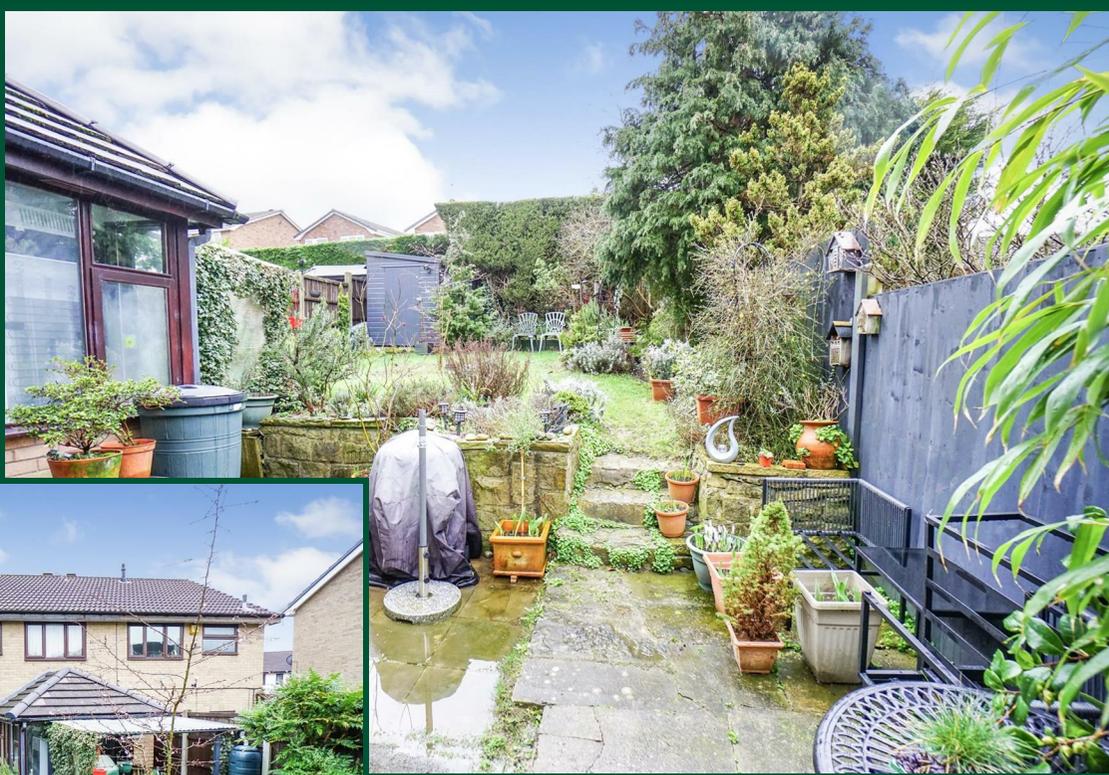
Rachael Grange 01246 232156 |

rachael@wtparker.com

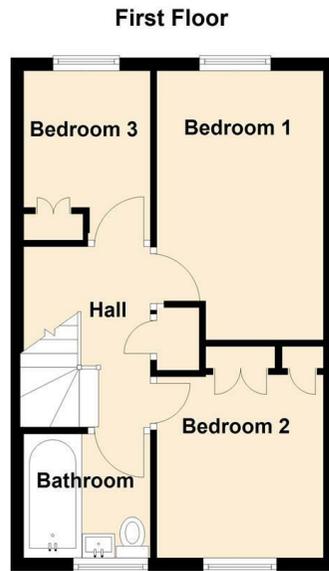
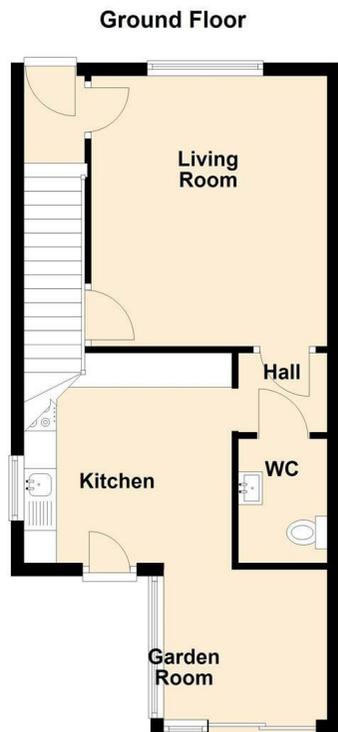
Lisa Griffiths 01246 232156 | lisa@wtparker.com

Council Tax Band

Band B - Chesterfield Borough Council







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



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com