







## 9 Foxbrook Court

Walton • Chesterfield • S40 3SS

£500,000

Offered to the market is this modern four-bedroom detached family home, situated within the highly sought-after area of Walton, Chesterfield, occupying a pleasant position on a lovely cul-de-sac. This highly regarded residential location is particularly popular with families due to its excellent local schooling, convenient transport links and close proximity to a wealth of amenities. Chatsworth Road is just a short distance away and offers a superb range of independent cafés, bars, restaurants and shops, creating a vibrant yet community-focused atmosphere. The property is also ideally placed for access to Somersall Park, nearby countryside walks and the Peak District National Park, which can be reached within a short drive. Chesterfield town centre, the train station, major road networks and regular bus routes are all easily accessible, making this an ideal home for families. Upon entering the property, you are welcomed into a spacious entrance hallway. Positioned to the right is the dining room, offering ample space for family dining and entertaining, enhanced by a front-facing bay window allowing plenty of natural light. Also accessed from the hallway is a useful ground floor WC. To the rear of the property is the generous living room, a superb family space featuring a rear-facing bay window overlooking the garden. From the left-hand side of the hallway is the modern L-shaped kitchen, fitted with integrated appliances and centred around a stylish island with space for breakfast bar seating. Double patio doors provide direct access to the rear garden, whilst an internal door leads into the integral double garage, offering excellent additional storage space. The first floor hosts four well-proportioned bedrooms, all benefitting from fitted wardrobes, together with a modern family bathroom. Bedroom one is a generous front-facing double room with fitted wardrobes and its own contemporary fully tiled three-piece en-suite comprising a shower cubicle, wash basin and WC. Bedroom two overlooks the rear garden and is another spacious double room featuring fitted sliding wardrobes. Bedroom three is positioned to the front elevation and is a well-proportioned single bedroom with fitted sliding wardrobes and a bay window allowing for excellent natural light. Bedroom four overlooks the rear garden and is currently utilised as a home office, whilst also offering space for a single bedroom and further fitted sliding wardrobes. Completing the accommodation is the modern family bathroom, fitted with a three-piece suite including a bath with overhead shower, wash basin and WC. Externally, the property enjoys a well-maintained and private enclosed rear garden, beginning with a paved patio seating area leading onto a lawned garden with a greenhouse bordered by mature trees and shrubs. To the front of the property is a driveway providing off-road parking for approximately three vehicles, together with access to the integral double garage, which can also be accessed via the side of the property.





- Modern Four Bedroom Detached Family Home
- Sought After Location in a Cul de Sac
- Spacious Living Room w/ Rear Facing Bay Window
- Modern L Shaped Kitchen w/ Island & Integrated Appliances
- Further Front Facing Bay Windowed Dining

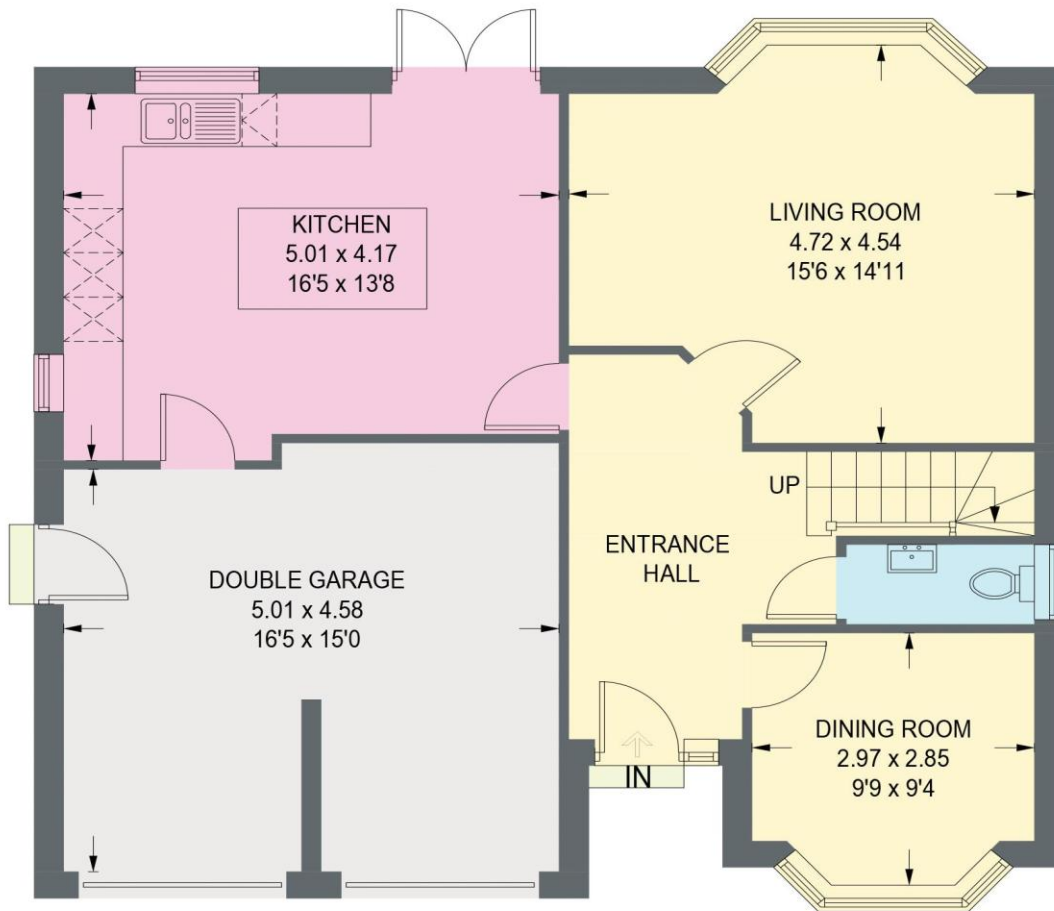
#### Room & Ground Floor WC

- Four Well Proportioned Bedrooms
- Modern Family Bathroom & Ensuite
- Enclosed Rear Garden & Patio
- Driveway Parking & Integral Double Garage
- Council Tax Band F/EPC Rating C

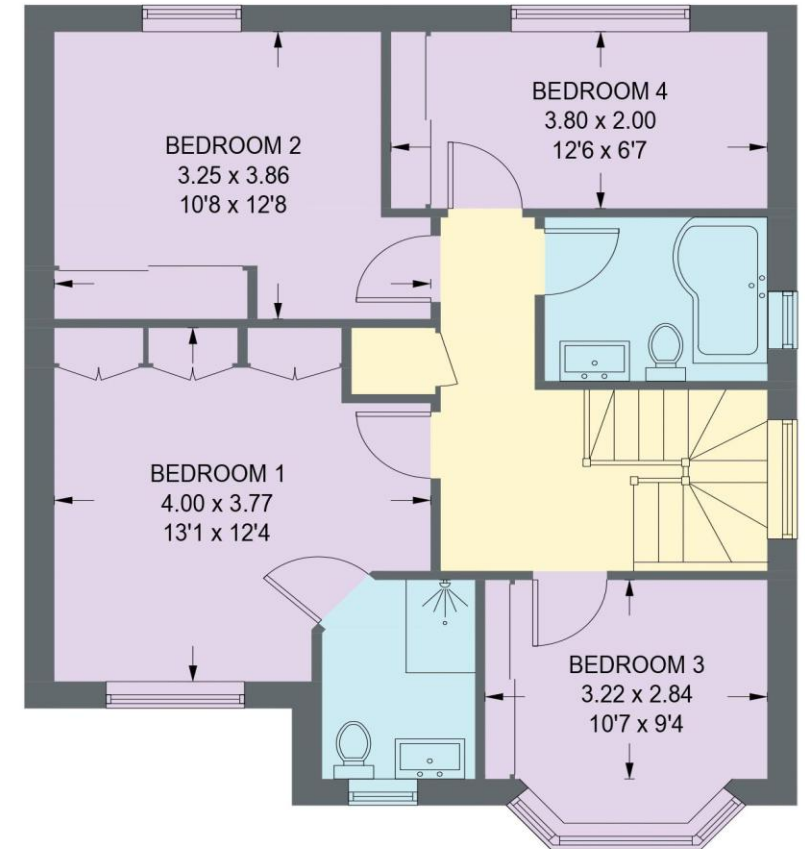


# 9 FOXBROOK COURT

APPROXIMATE GROSS INTERNAL AREA = 141.3 SQ M / 1521.1 SQ FT



**GROUND FLOOR (INCLUDING DOUBLE GARAGE)**  
**82.0 SQ M / 882.9 SQ FT**



**FIRST FLOOR = 59.3 SQ M / 638.2 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1309437)



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