







## 98 Foljambe Avenue

Walton • Chesterfield • S40 3EX

Guide Price £300,000 to £310,000

Welcome to this extended three-bedroom semi-detached home, occupying a generous plot in the highly sought-after area of Walton. The property is ideally positioned within close proximity to a range of local amenities, including shops, cafés, and everyday services, as well as the popular Chatsworth Road. Chesterfield town centre is also just a short distance away. The area is particularly well suited to families, benefitting from a choice of well-regarded schools. Excellent transport links provide easy access to major road networks, including the M1, along with Chesterfield train station and regular bus routes. Outdoor spaces such as Somersall Park and Walton Dam are within easy reach, while the Peak District is only a short drive away. This property offers an ideal home for couples, families, and keen gardeners alike. The property is entered via a small front porch, which leads into the main hallway, also benefiting from useful storage. To the right is the spacious and extended living room, a fantastic family space featuring a bay window and a log burner. This room flows through into the dining room, which offers ample space for family dining and benefits from natural light, as well as double doors opening onto the rear garden. From the dining room, there is access to the kitchen, which is fitted with shaker-style units and provides space for freestanding appliances. The kitchen also benefits from two internal doors, one leading back to the hallway and another providing additional storage, along with a side external door giving access to the garden. To the first floor are three bedrooms and the family bathroom. Bedroom one is a spacious double positioned at the front of the property and features a bay window. Bedroom two overlooks the rear garden and is another generously sized double, benefitting from fitted sliding wardrobes. Bedroom three is a front-facing single room, ideal for use as a child's bedroom, study, or nursery. The bathroom is modern and fully tiled, fitted with a four-piece suite comprising a shower cubicle, bath, wash basin, and WC. Externally, the rear garden is a standout feature of the property, offering a long, private, and enclosed space. It begins with a patio area suitable for seating, leading onto a lawned garden with mature shrubs, trees, and bushes. The garden extends to the side, currently utilised as a vegetable plot with a greenhouse, making it particularly appealing to gardening enthusiasts. To the front, the property features a small lawned area, along with a driveway running down the side, providing off-road parking for multiple vehicles and leading to a detached single garage, ideal for additional storage.





- Extended Three Bedroom Semi Detached House
- Generous Plot Size - Sought After Location
- Spacious Living Room w/ Bay Window & Log Burner
- Dining Room with Doors Opening onto Rear Garden
- Shaker Style Kitchen w/ Space for Freestanding

#### Appliances

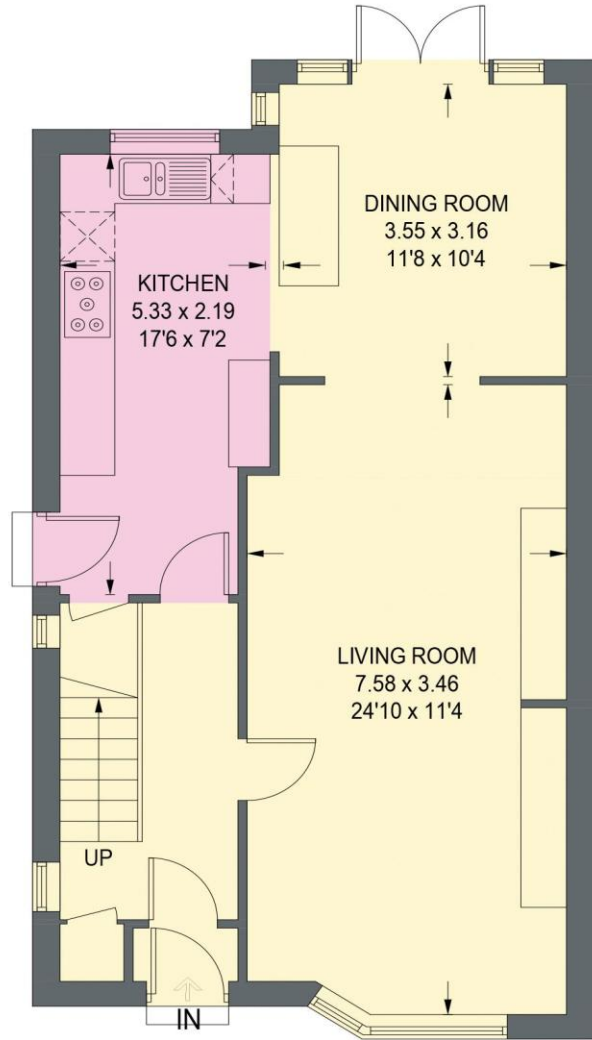
- Three Bedrooms - Two Doubles & Single
- Modern & Fully Tiled Four Piece Suite Bathroom
- Large Private Enclosed Rear Garden & Vegetable Plot
- Driveway Parking & Detached Garage
- Council Tax Band B/EPC Rating C



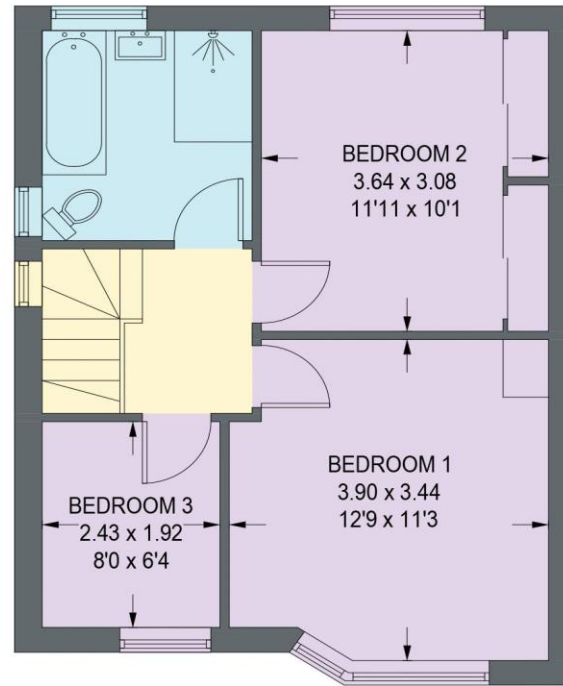


# 98 FOLJAMBE AVENUE

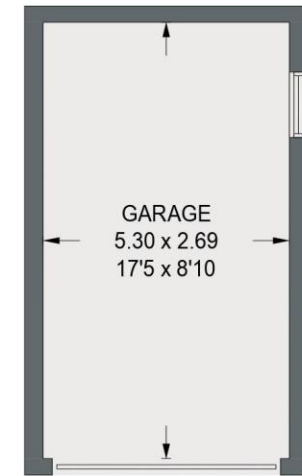
APPROXIMATE GROSS INTERNAL AREA = 111.7 SQ M / 1202.2 SQ FT



**GROUND FLOOR**  
**71.9 SQ M / 774.2 SQ FT**



**FIRST FLOOR**  
**39.8 SQ M / 428.0 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1311439)



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