





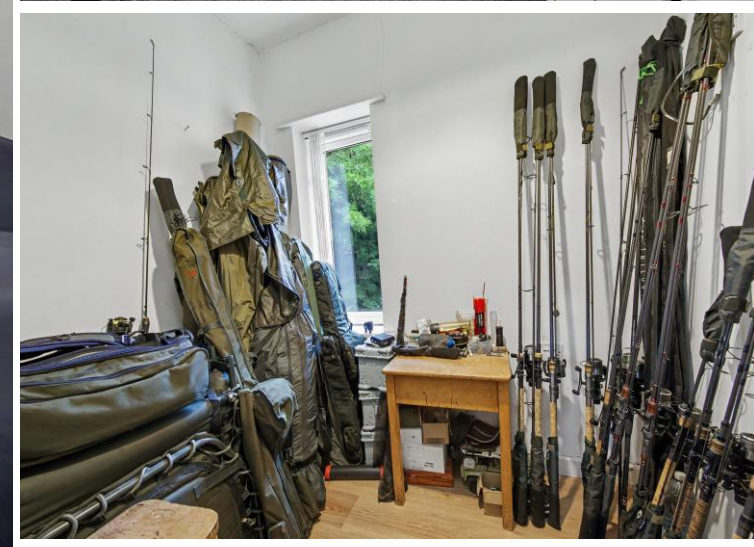
31 Walton Crescent

Walton • Chesterfield • S40 2PJ

Guide Price £215,000 to £220,000

Welcome to this well-presented three-bedroom semi-detached home, situated in the highly sought-after area of Walton. The property enjoys an excellent range of nearby amenities, being close to the popular Chatsworth Road, renowned for its selection of independent cafés, restaurants, bars, and local shops, as well as nearby supermarkets. The area is particularly well regarded for families, with a choice of reputable schools within easy reach. Excellent transport links provide convenient access to Chesterfield town centre, major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Outdoor spaces including Somersall Park and Walton Dam are easily accessible, while the Peak District is just a short drive away. This property offers an ideal home for couples and growing families alike. The property is entered via the front door into a welcoming hallway, which provides access to the staircase. To the right is the spacious living room, a bright and airy reception space benefitting from natural light to both the front and rear aspects. The room features a log burner and double doors opening directly onto the rear garden. To the left of the hallway is the kitchen diner, fitted with modern gloss units and offering integrated appliances alongside space for freestanding appliances. There is also ample room for a family dining table, creating a practical and sociable space. The kitchen leads through to a useful storage area and benefits from a rear door providing access to the garden, along with an internal door leading to a convenient ground floor WC. To the first floor are three bedrooms, a study, and the family bathroom. The landing also benefits from additional storage. Bedrooms one and two are positioned at the front of the property, with bedroom one being a well-proportioned double featuring fitted wardrobes. Bedroom two is a spacious single or small double room. Bedroom three overlooks the rear garden and is currently used as a dressing room. A further front-facing room provides an ideal home office or study space. The family bathroom is modern and fully tiled, fitted with a white three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is enclosed and designed for ease of maintenance, featuring extensive patio areas, a shed, and a decked seating area, ideal for outdoor entertaining. To the front, the property benefits from a well-maintained lawn and a driveway to the side providing off-road parking for two vehicles.





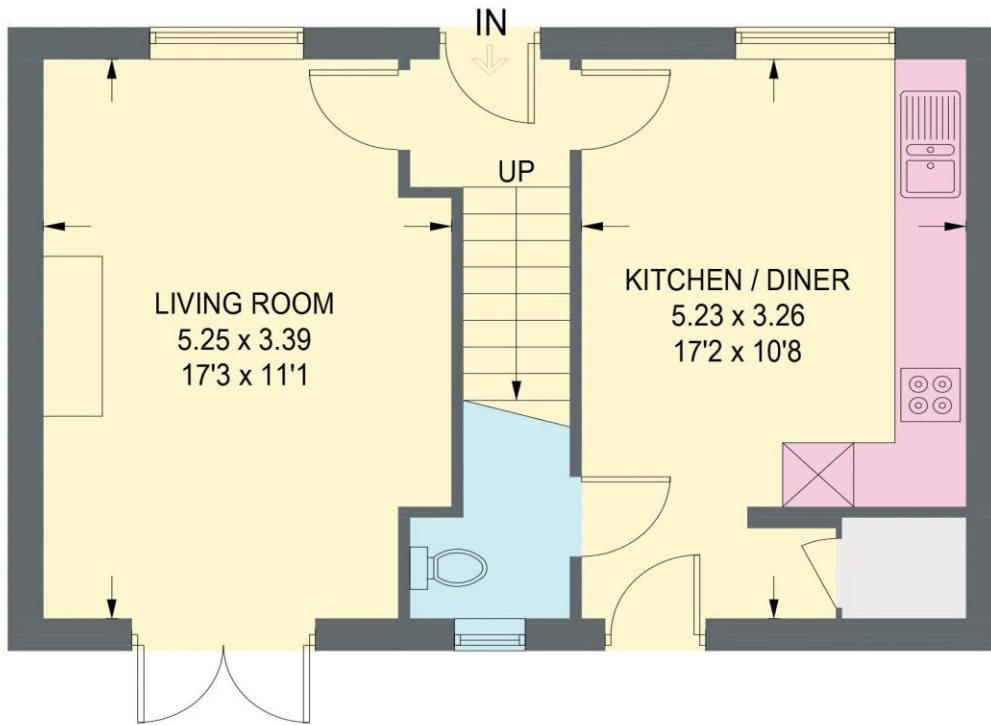
- Well Maintained Three Bedroom Semi Detached House
- Ideal Walton Location
- Dual Aspect Living Room w/ Feature Log Burner
- Modern L Shaped Kitchen Diner

- Three Good Sized Bedrooms & Additional Study
- Tiled Three Piece Suite Modern Family Bathroom
- Enclosed Low Maintenance Rear Patio & Decking
- Front Lawn & Driveway Parking for Two Vehicles
- Excellent Transport Links & Local Amenities
- Council Tax Band A/EPC Rating C

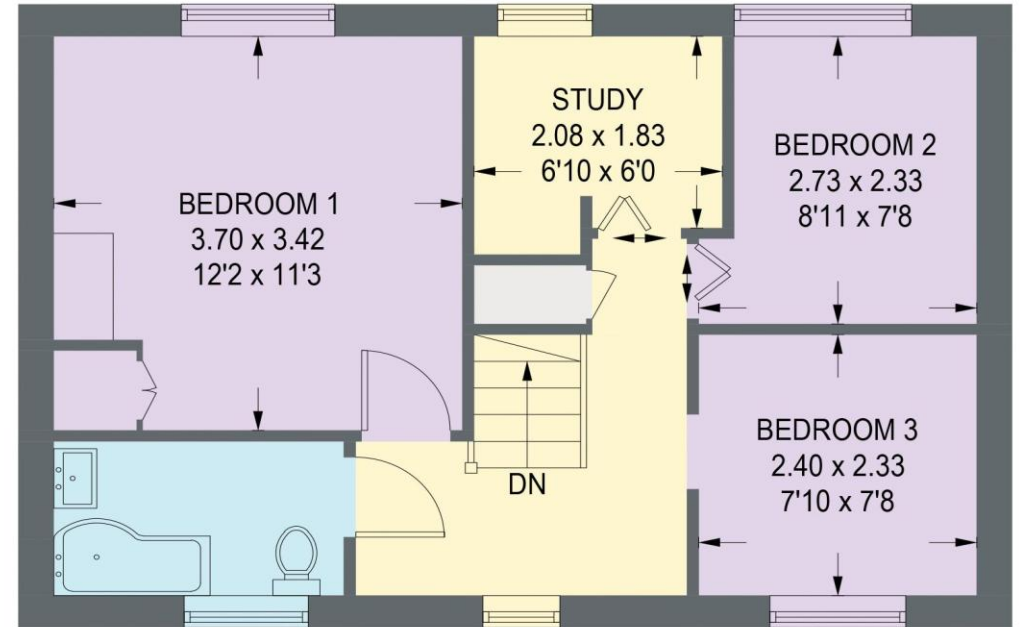


31 WALTON CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 81.2 SQ M / 874.0 SQ FT



GROUND FLOOR
40.6 SQ M / 436.9 SQ FT



FIRST FLOOR
40.6 SQ M / 437.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1312541)



haus

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

01246 380 535