







## 17 Orchards Way

Walton • Chesterfield • S40 3DA

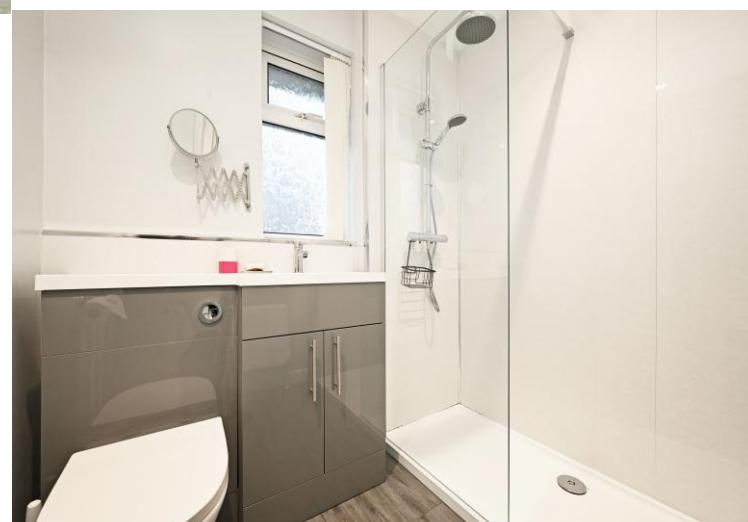
Guide Price £230,000 to £240,000

This three-bedroom semi-detached home is located in the highly regarded area of Walton, one of Chesterfield's most sought-after suburbs. The location offers a perfect balance of peaceful residential living and strong local amenities, along with easy access to the Derbyshire countryside and the Peak District. The town centre is within easy reach, and the area is well served by respected schools, making the property an excellent choice for smaller families or couples. The home is ready for someone to put their own stamp on it. You are welcomed into the hallway, from which you can enter the living room, complete with a fireplace. All reception spaces are practical and adaptable, with the option to use this room as a dining area if preferred. To the rear of the hallway is the fitted shaker-style kitchen, offering cupboard storage and space for freestanding appliances, along with a side door leading outside. A convenient downstairs WC is also accessed from this area. Completing the ground floor is a spacious family dining/living room featuring sliding doors that open out to the rear garden. Upstairs, bedroom one is a double facing the front of the property. Bedroom two is another double overlooking the rear garden and benefits from fitted sliding wardrobes and an additional storage cupboard. Bedroom three is a single room positioned at the front with storage. The modern family shower room includes a walk-in shower, sink and WC. The rear garden is a good size, enclosed and well laid out, with a patio area extending along the side of the garden to an additional seating space at the rear. The lawn is easy to maintain. To the front, there is a small lawned area along with driveway parking.





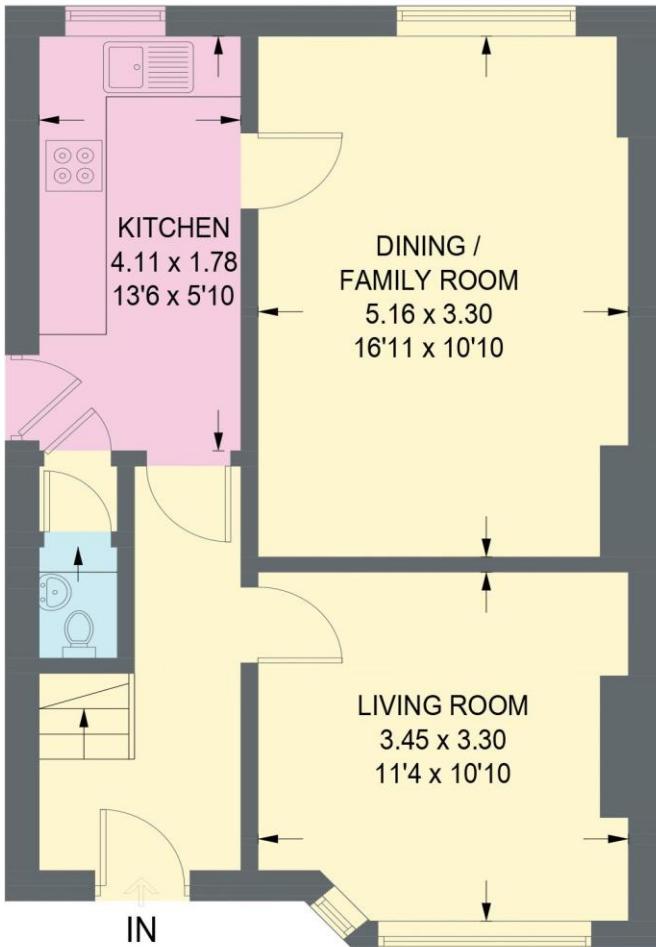
- Three Bedroom Semi Detached House
- Highly Regarded Area of Walton
- Ready to Put Your Own Stamp Onto
- Front Living Room with Fireplace
- Shaker Style Kitchen and Side Access
- Spacious Rear Living/Dining Room w/ Sliding Doors
- Two Double Bedrooms & Single
- Enclosed Rear Garden & Patio
- Driveway with Front Lawn
- Council Tax Band B



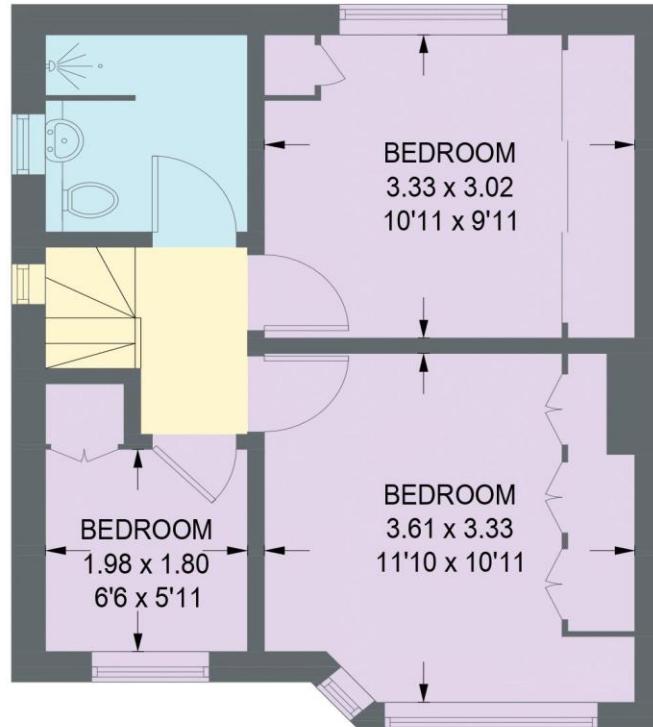


# 17 ORCHARDS WAY

APPROXIMATE GROSS INTERNAL AREA = 78.1 SQ M / 840 SQ FT



**GROUND FLOOR**  
**44.8 SQ M / 482 SQ FT**



**FIRST FLOOR**  
**33.3 SQ M / 358 SQ FT**

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

