wards
estate agents

92 Hazel Drive

Walton, Chesterfield, S40 3EQ

£210,000

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GUIDE PRICE £200,000 - £210,000

Offered to the open market with NO CHAIN
Well maintained and presented TWO DOUBLE BED SEMI DETACHED BUNGALOW which enjoys an enviable park side position within a highly sought after cul de sac in an extremely popular residential location, within easy access to local schools, shops, bus routes, Leisure centre and Chesterfield Town Centre. Major commuter road links A61/A617/M1 J29 are within close proximity.

Internally the accommodation benefits from gas central heating with a Combi boiler(serviced July 2025), uPVC double glazing/facias/soffits and enjoys views towards open parkland from the bay windowed reception room, modern kitchen with integrated appliances. Two double bedrooms one with fitted wardrobes, superb contemporary shower room with 3 piece suite.

Front driveway provides ample car parking and leads onto the side carport and onto the detached garage. Front low and side driveway waling. Mature gardens.

Rear enclosed low maintenance garden with fenced boundaries. Outside lighting and water tap.

Walton is a very sought after location with easy access to a number of local shops & amenities, including Brampton with its many bars, restaurants and cafes. There is plenty of green space on your doorstep with Foolow Park, Walton Dam and Queens Park.

Additional Information

Gas Central Heating-Combi boiler- serviced July 2025
Smart Meter and Water Meter
uPVC Double Glazed windows/facias/soffits
Gross Internal Floor Area- 72.6 Sq.m/ 781.2 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Parkside Community School

Fitted Kitchen

15'7" x 7'2" (4.75m x 2.18m)

Comprising of a range of base and wall units with complimentary wooden work surfaces with ceramic inset sink. Integrated electric oven, gas hob and chimney extractor fan. Space for fridge freezer and space for washing machine. Slinline dishwasher. Vinyl flooring. Consumer unit with smart meter, also water meter

Inner Hallway

4'0" x 3'0" (1.22m x 0.91m)

Reception Room

17'11" x 12'0" (5.46m x 3.66m)

A pleasantly presented living room with front aspect window with views towards the open playing fields. Inset hearth with electric fire.

Rear Double Bedroom One

13'3" x 8'8" (4.04m x 2.64m)

Rear aspect window which overlooks the garden.

Front Double Bedroom Two

10'7" x 8'11" (3.23m x 2.72m)

A second double bedroom with range of mirror wardrobes.

Superb Shower Room

7'2" x 5'11" (2.18m x 1.80m)

Being partly tiled and comprising of a double shower area with rainfall mains shower, wash hand basin set in vanity unit, low level WC. Vanity and toiletry cupboards. Chrome heated towel rail. Tiled floor and downlighting. Access via a retractable ladder to the insulated and partly boarded loft space. The Combi boiler is located here.

Detached Garage

16'3" x 10'6" (4.95m x 3.20m)

Concrete Sectional Garage

Outside

Front driveway provides ample car parking and leads onto the side carport and onto the detached garage. Front low and side driveway waling. Mature gardens.

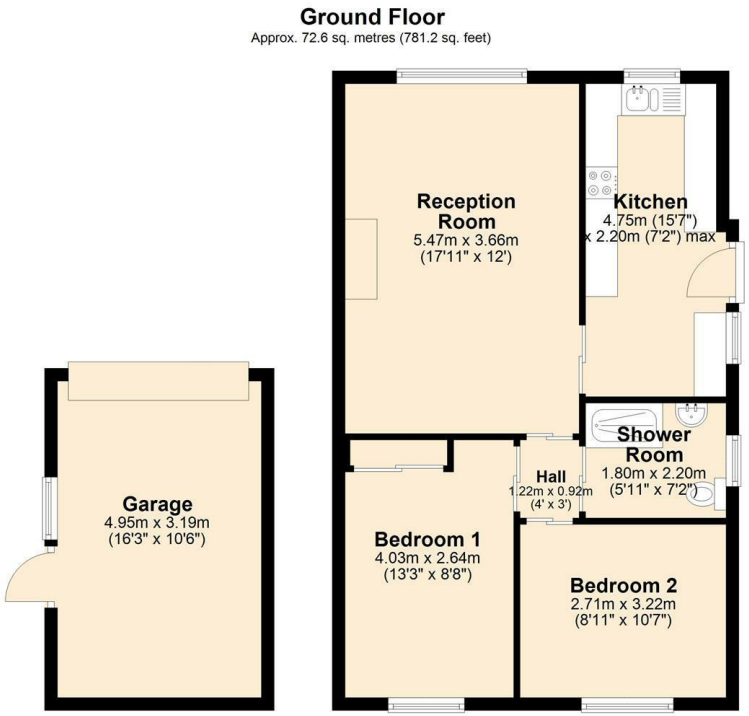
Rear enclosed low maintenance garden with fenced boundaries. Outside lighting and water tap.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



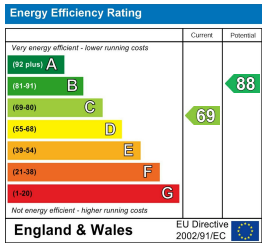
Total area: approx. 72.6 sq. metres (781.2 sq. feet)

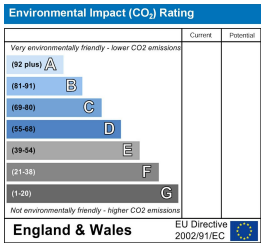
Area Map

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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