







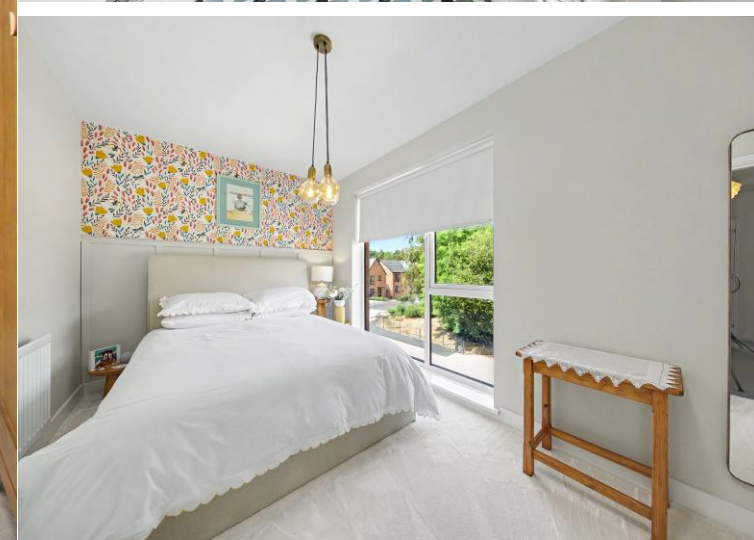
36 Woodcote Way

Walton • Chesterfield • S40 3FF

£325,000

Welcome to this well-presented three-bedroom, three-storey detached home offered with no upward chain, situated in the highly sought-after area of Walton. Ideally positioned close to a wide range of local amenities, the property enjoys easy access to the popular Chatsworth Road, renowned for its independent cafés, restaurants, bars, and shops, while Chesterfield town centre is also just a short distance away. The area is particularly popular with families due to its highly regarded schools and excellent transport links, including convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Somersall Park and Walton Dam are both nearby, providing attractive green spaces and walking routes, while the Peak District is within easy reach. This property offers an excellent opportunity for couples and families seeking spacious and versatile accommodation in a desirable location. The property is entered on the ground floor via a welcoming hallway, which benefits from direct access to the rear garden. Positioned to the right is bedroom three, a well-proportioned single room overlooking the rear garden and currently suited for use as a study, snug, nursery, or guest bedroom. To the left of the hallway is a modern part-tiled shower room fitted with a shower cubicle, wash basin, and WC. The first floor forms the main living space of the home. To the front is the living room, a bright and well-proportioned reception room featuring a contemporary media wall, creating an attractive focal point. To the rear is the kitchen diner, fitted with a modern U-shaped range of units incorporating integrated appliances. The dining area provides ample space for a family dining table and enjoys views over the rear garden, creating a practical and sociable space for everyday living. To the second floor are two further bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and is a spacious double room benefitting from its own modern part-tiled ensuite shower room, fitted with a shower cubicle, wash basin, and WC. Bedroom two is a generous front-facing double room and benefits from fitted wardrobes. The family bathroom is modern and part tiled, fitted with a three-piece suite comprising a bath, wash basin, and WC. The landing also benefits from useful storage. Externally, the rear garden is enclosed, well maintained, and ideal for entertaining. A patio seating area leads onto an easy-to-maintain lawn, while a further patio at the rear features an attractive pergola. Mature shrubs and planting create an appealing outdoor setting. To the front of the property, a driveway provides off-road parking for multiple vehicles and leads to an attached single garage. The property also benefits from an EV charging point.





- Three Bedroom, Three Storey Detached House
- Ideal Location Offered with No Upward Chain
- Versatile Ground Floor Bedroom/Study & Three Piece Suite Shower Room
- Spacious Living Room w/ Media Wall Feature
- Modern Kitchen Diner Fitted with Integrated Appliances
- Two Second Floor Spacious Double Bedrooms
- Modern Part Tiled Three Piece Ensuite & Bathroom
- Enclosed Rear Garden w/ Patio & Pergola
- Driveway Parking & Attached Single Garage
- Council Tax Band D/EPC Rating B



36 WOODCOTE WAY

APPROXIMATE GROSS INTERNAL AREA = 131.0 SQ M / 1410.2 SQ FT

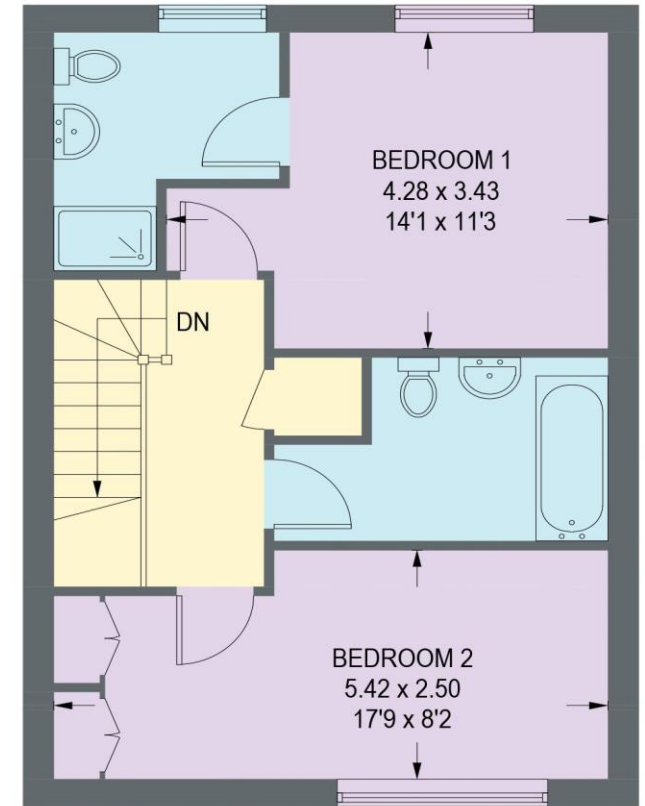
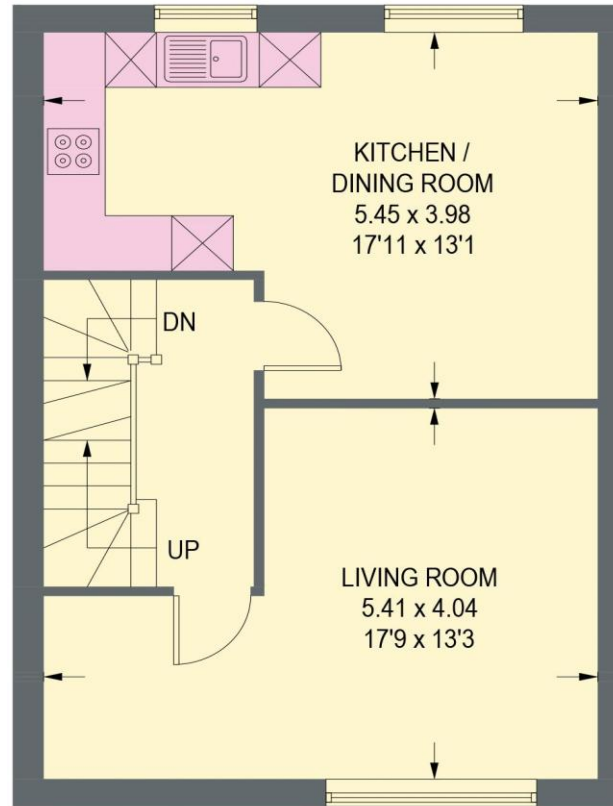
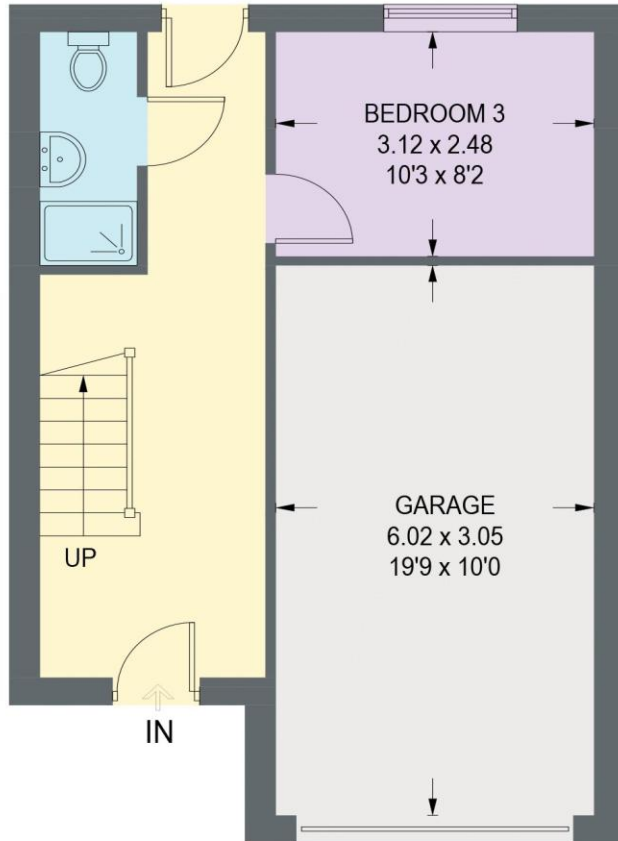


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1324347)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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