







79 Orchards Way

Walton • Chesterfield • S40 3DA

£335,000

Guide Price £335,000 - £345,000 A spacious three-double-bedroom detached home located in the highly desirable area of Walton, ideally positioned for local amenities, excellent transport links, and easy access to the Peak District. Chesterfield Town Centre, Queens Park, and regular bus routes are all close by, making this an ideal family home set on a generous plot. On entering the property, you are welcomed into the hallway leading to an open and inviting snug-style living area, complete with a feature fireplace, a great space for family relaxation. From here, the layout flows into the kitchen-dining area, fitted with cupboards, integrated appliances and additional space for freestanding items. To the rear, the property benefits from a good-sized conservatory with double doors opening directly onto the garden. The ground floor also offers access to a downstairs WC, useful storage, and a side door leading outdoors. Upstairs, the main double bedroom sits to the front and includes fitted sliding wardrobes. Bedroom two overlooks the rear garden, while the third bedroom, also a long double, faces the front. The family bathroom features a three-piece suite with bath, overhead shower, washbasin, and WC. The rear garden is a standout feature, offering extensive lawned space and stretching far beyond the property. It includes two greenhouses, a shed, and a small shed/summerhouse, ideal for families seeking ample outdoor room for children or hobbies. To the front, the home offers driveway parking for multiple vehicles, leading to a car port and a detached garage positioned towards the rear.



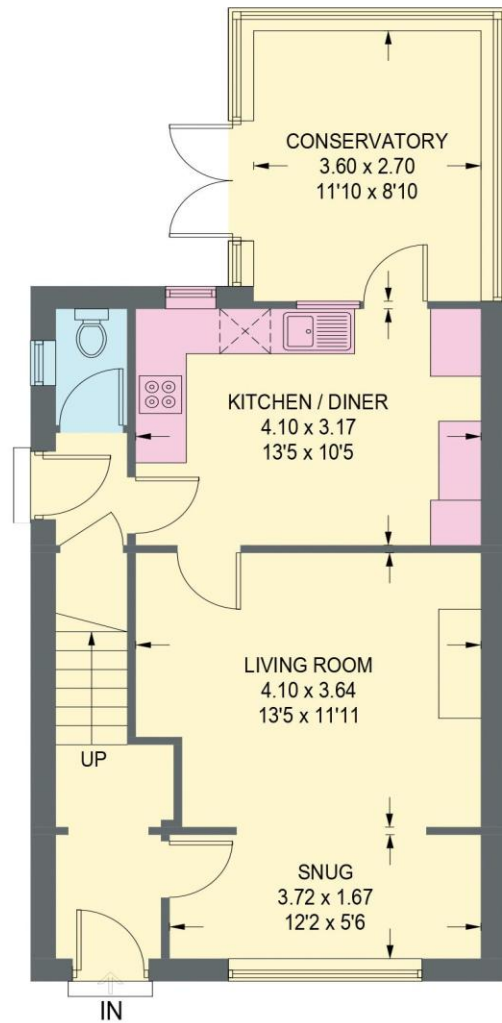


- Three Double Bedroom Detached House
 - Sought After Walton Area
 - Easy Access to the Peak District, Nearby Chesterfield Town Centre
 - Spacious Snug Living Area with Fireplace
 - Kitchen Diner w/ Fitted Units and Space for
- Freestanding
 - Conservatory Overlooking the Rear Garden
 - Three Piece Suite Tiled Family Bathroom
 - Large Rear Garden, Great Family Space
 - Driveway w/ Car Port & Detached Garage
 - Council Tax Band C

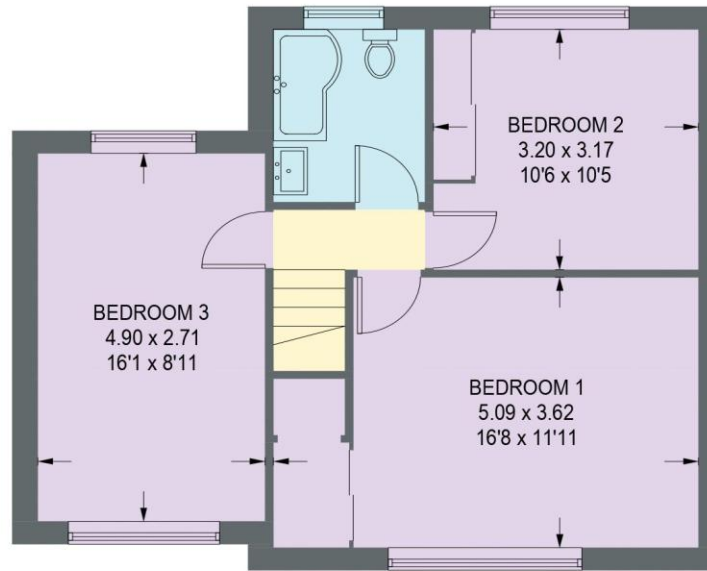


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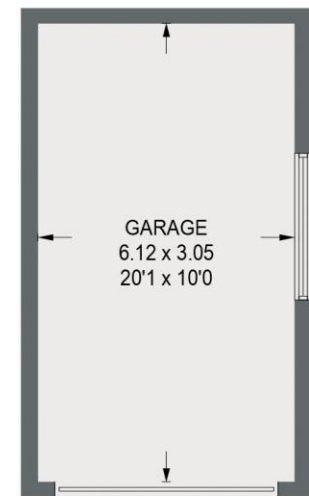
APPROXIMATE GROSS INTERNAL AREA = 121.4 SQ M / 1306.9 SQ FT



GROUND FLOOR
72.6 SQ M / 781.5 SQ FT



FIRST FLOOR = 48.8 SQ M / 525.5 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1271482)



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