



26 Foxcote Way,  
Walton, S42 7NP

OFFERS IN THE REGION OF

£479,950

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WILKINS VARDY

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DETACHED FAMILY HOME BACKING ONTO WOODLAND - MODERN KITCHEN - THREE BATHROOMS

This delightful bay fronted detached family home offers well proportioned and neutrally presented accommodation which includes two reception rooms and a separate study providing ample space for entertaining guests or simply relaxing with your loved ones. With four good sized bedrooms, there is plenty of room for the whole family to unwind. The property also features a modern fitted and integrated kitchen, together with three bathrooms, ensuring convenience and comfort for all residents. An attached single garage and enclosed west facing rear garden complete the property.

Situated in a popular residential neighbourhood, the property is well placed for the local amenities in Walton and Brampton, within close proximity to Somersall Park and readily accessible for routes towards the Peak District and for the Town Centre.

Don't miss the opportunity to make this house your own and enjoy the luxury of spacious living areas, comfortable bedrooms, and modern bathrooms. Contact us today to arrange a viewing and take the first step towards owning your dream home in Walton, Chesterfield.

- Detached Bay Fronted Family Home backing onto Woodland
- Modern Fitted Kitchen with Integrated Appliances
- Four Good Sized Bedrooms
- Single Garage & Useful Store Room
- Brookfield School Catchment
- Two Good Sized Reception Rooms plus a Study
- Separate Utility Room & Cloaks/WC
- Two En Suite Shower Rooms & Family Bathroom
- Enclosed West Facing Rear Garden
- EPC Rating: D

## General

Gas central heating (Baxi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 139.5 sq.m./1501 sq.ft. (including Garage & Store)  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A composite front entrance door opens into an ...

### Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

### Study

11'11 x 7'10 (3.63m x 2.39m)  
Formerly part of the double garage, a versatile room fitted with laminate flooring and having a light well to the ceiling.  
A door from here gives access into the garage.

### Cloaks/WC

Fitted with laminate flooring and having a 2-piece white suite comprising a vanity unit with wash hand basin, and a low flush WC.

### 'L' Shaped Kitchen

14'7 x 11'9 (4.45m x 3.58m)  
Fitted with a range of cream hi-gloss wall, drawer and base units with under unit lighting, complementary granite work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated Bosch appliances to include a dishwasher and electric double oven, and AEG induction hob with stainless steel splashback and extractor hood over.  
Space is provided for an American style fridge/freezer.  
Laminate flooring.  
A door from here gives access into the ...

### Utility Room

8'4 x 5'0 (2.54m x 1.52m)  
Fitted with a range of cream wall units and having a fitted worktop.  
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer.  
Laminate flooring.  
A uPVC double glazed door gives access onto the side and to the rear of the property.

### Living Room

17'0 x 11'6 (5.18m x 3.51m)  
A spacious dual aspect reception room, having a feature limestone fireplace with inset gas fire. An opening leads through into the ...

### Dining Room

11'6 x 9'4 (3.51m x 2.84m)  
A good sized reception room having a uPVC double glazed sliding patio door overlooking and opening onto the rear of the property.

## On the First Floor

### Landing

With loft access hatch.

### Master Bedroom

12'3 x 11'4 (3.73m x 3.45m)  
A good sized front facing double bedroom fitted with laminate flooring. A door gives access into an ...

### En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

### Bedroom Two

12'3 x 11'8 (3.73m x 3.56m)  
A good sized front facing double bedroom fitted with laminate flooring and having a built-in double wardrobe. A door gives access into an ...

### En Suite Shower Room

Being part tiled and fitted with a white 2-piece suite comprising a shower cubicle with electric shower and a wash hand basin.  
Chrome heated towel rail.  
Laminate flooring.

### Bedroom Three

11'10 x 8'5 (3.61m x 2.57m)  
A rear facing double bedroom fitted with laminate flooring.

### Bedroom Four

8'8 x 7'10 (2.64m x 2.39m)  
A rear facing single bedroom fitted with laminate flooring.

### Family Bathroom

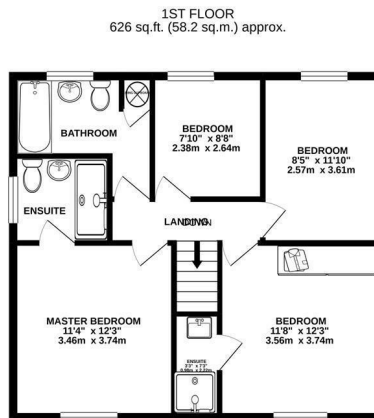
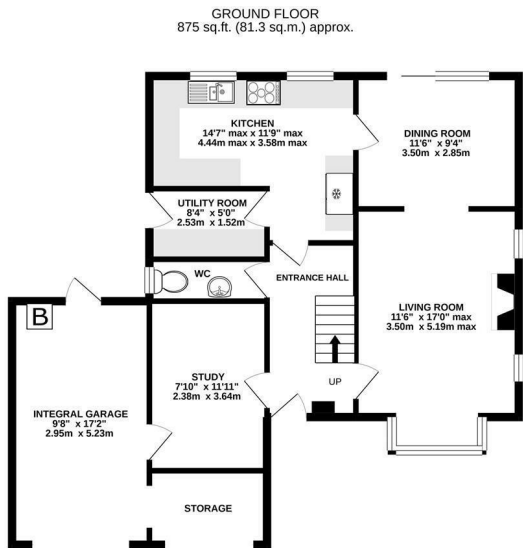
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the hot water cylinder.  
Tiled floor and downlightng.,

### Outside

To the front of the property there is a lawned garden with mature planted border. A block paved driveway provides ample off street parking and leads to an Attached Single Garage having an electric 'up and over' door, light, power and rear personnel door, and a Store Room, with an 'up and over' door and access into the garage (former second garage which which has been converted to create a Store Room and a Study).

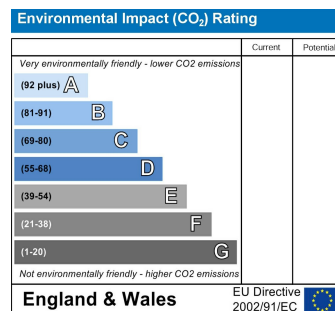
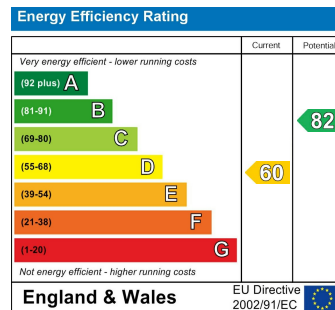
A gate gives access down the side of the property to an enclosed west facing rear garden which comprises a paved patio with pergola and a lawn with planted beds and raised borders. A gate at the rear of the garden gives access to a pedestrian walkway which leads to Somersall Park.





**TOTAL FLOOR AREA: 1501 sq.ft. (139.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Relocation agent network

**VIEWINGS**

All viewings are to be arranged through the agent.

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, gas fire, kitchen appliances, shower units, plumbing installations, and electrical 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.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

**Validation Of Offers**

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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