



**w****ards**  
estate agents

**7 St. Davids Rise**

Walton, Chesterfield, S40 3HD

**Offers in the region of £325,000**



## 7 St. Davids Rise

Walton, Chesterfield, S40 3HD

OFFERED TO THE OPEN MARKET WITH NO CHAIN!!

Viewing is recommended of this deceptively spacious 2/3 BEDROOM DETACHED DORMER FAMILY HOUSE which is situated on this fabulous corner plots and offers great opportunity for further development/refurbishment to make a superb family home! Scope for extension or site development (subject to consents)

Located within close proximity to Somersall Park, in the heart of Walton, close to all local amenities, bus routes & within Brookfield School Catchment.

Internally the property benefits from gas central heating (Baxi Condensing boiler- serviced with Blue Flame) and mostly all windows are uPVC double glazed. On the ground floor comprises of front entrance hallway with front dining room/bedroom, family reception room with lovely gardens views and dining kitchen which leads to the rear porch/utility space and cloakroom/WC.

First floor offers main double bedroom with views towards the Crooked Spire, second double bedroom with built in wardrobes, both rooms have plenty of additional storage to the eaves. Partly tiled bathroom with 3 piece suite.

The property is situated upon a considerably generous corner garden plot with gardens to all four sides of the property and mature well established conifer/tree boundaries.

Front driveway provides ample car parking or caravan/camper van standing space. Attached garage.

Private side and rear gardens are set with an abundance of well established evergreen shrubs, trees and shrubbery. Lawn areas are well tended. There is a hexagonally laid rear patio and garden shed. Rear secure gate leads onto the front of the property.

### Additional Information

Gas Central Heating-Baxi Condensing Combi boiler(serviced with Blue Flame)

uPVC Double Glazed windows(expect the living room)

Gross Internal Floor Area- 133.0Sq.m/ 1431.4Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area - Brookfield Community School

### Entrance Hall

11'9" x 7'2" (3.58m x 2.18m)

Front wooden partly glazed entrance door into the main hallway. Useful under stairs store cupboard where the consumer unit is located. Staircase to the first floor.

### Dining Room/Bedroom

11'9" x 10'0" (3.58m x 3.05m)

A versatile room that could be used as a ground floor bedroom if required.







## Reception Room

23'6" x 11'6" (7.16m x 3.51m)

A generously proportioned light and airy family reception room with delightful views over the gardens from the side aspect windows. Marble hearth with fire surround (electric stove not included) having a wooden mantle shelf above and there is a side TV plinth. Single glazed side picture windows. Front and rear uPVC window,

## Dining Kitchen

11'9" x 9'9" (3.58m x 2.97m)

Comprising of base and wall units with work surface overs, inset stainless steel sink unit. Space for cooker, fridge and slimline dishwasher. Useful pantry cupboard. Wall mounted Baxi Condensing boiler (serviced with Blue Flame) Side glazed door leads into the useful porch/utility space, and cloakroom.

## Cloakroom/WC

5'6" x 2'10" (1.68m x 0.86m)

Comprising of a 2 piece suite which includes a wash hand basin and low level WC.

## Porch/Utility Area

17'8" x 5'5" (5.38m x 1.65m)

An extremely useful side porch/utility area. Plenty of storage cupboards, lighting and power. Space and plumbing for washing machine. Access door into the garage plus access door to the rear gardens.

## First Floor Landing

11'6" x 5'7" (3.51m x 1.70m)

Access to the roof space.

## Dormer Double Bedroom One

14'0" x 11'8" (4.27m x 3.56m )

A spacious room with some height restriction. Front and side aspect windows. Surplus storage space is provided to the eaves and there is also an additional built in cupboard. This room enjoys rooftop views toward the Crooked Spire.

## Dormer Double Bedroom Two

13'4" x 10'0" (4.06m x 3.05m)

A second double bedroom, again with some height restriction. Two double built in wardrobes and cupboards provide good storage. Further storages also to the eaves space. Front and side aspect windows.

## Family Bathroom

8'6" x 7'9" (2.59m x 2.36m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with electric shower above, pedestal wash hand basin and low level WC. Airing cupboard with cylinder water tank.



## Attached Garage

17'8" x 9'4" (5.38m x 2.84m)

Spacious attached garage with lighting and power and remote controlled door.

## Outside

The property is situated upon a considerably generous corner garden plot with gardens to all four sides of the property and mature well established conifer/tree boundaries.

Front driveway provides ample car parking or caravan/camper van standing space. Attached garage.

Private side and rear gardens are set with an abundance of well established evergreen shrubs, trees and shrubbery. Lawn areas are well tended. There is a hexagonally laid rear patio and garden shed. Rear secure gate leads onto the front of the property.







### 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

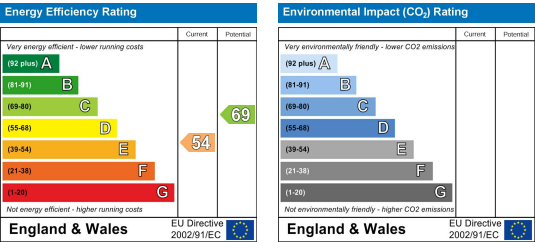


Total area: approx. 133.0 sq. metres (1431.4 sq. feet)

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



Area Map



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.

