







57 Woodcote Way

Chesterfield • Derbyshire • S40 3FA

£290,000

Located in the sought-after modern development of Walton, this beautifully appointed four-bedroom semi-detached home offers a superb blend of contemporary style and practical living. Perfectly suited to professional couples, families, and first-time buyers, the property enjoys a peaceful setting with excellent access to local amenities, highly regarded schools, and the stunning Peak District National Park. On arrival, a spacious entrance hall immediately sets the tone for the home's elegant and well-considered interiors. To the front, a generous living room is bathed in natural light, offering a warm and welcoming space to relax. To the rear, the open-plan kitchen and dining area is thoughtfully designed with a full suite of integrated appliances—perfect for modern living and effortless entertaining. Patio doors open directly onto the landscaped garden, creating a seamless connection between indoor comfort and outdoor enjoyment. A convenient ground-floor WC adds further practicality to this beautifully arranged layout. Upstairs, four well-proportioned bedrooms offer flexibility for growing families or those working from home. The principal bedroom features fitted wardrobes, while the remaining bedrooms are served by a modern family bathroom finished to a high standard. Externally, the rear garden is a standout feature—beautifully landscaped and enclosed for privacy, with a seating area for hosting and a lawned space ideal for children to enjoy. To the front, a block-paved driveway provides off-road parking, enhancing the home's overall appeal. Walton is a highly desirable suburb, positioned on the edge of the Peak District and offering access to scenic walks and outdoor pursuits. A range of local shops, cafés, and amenities are within easy reach, along with excellent transport links to Chesterfield, Sheffield, and beyond. The property also falls within the catchment for well-regarded schools, making it a smart choice for families.



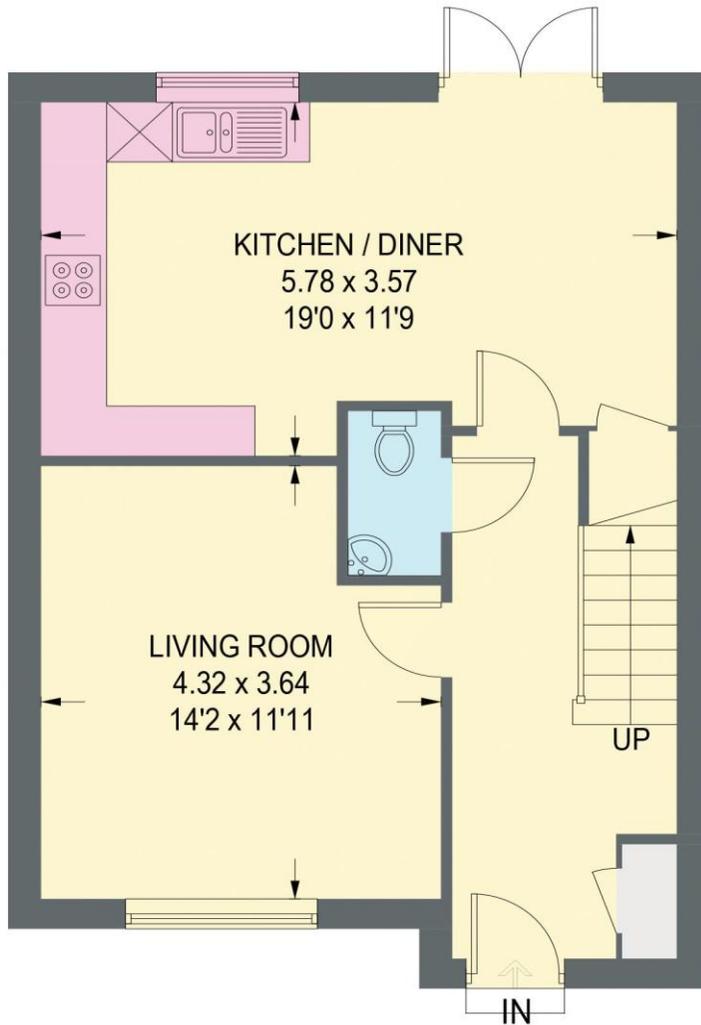


- Four Bedroom Semi-Detached House
- Principal Bedroom w/ Fitted Wardrobes
- Large Kitchen-Diner
- Modern Kitchen w/ Intergrated Appliances
- Private Rear Garden
- Off Road Parking For Multiple Vehicles
- Living Room & Ground Floor WC
- Three Piece Bathroom
- Popular Location Close To Amenities
- EPC Rating: B / Council Tax Band C

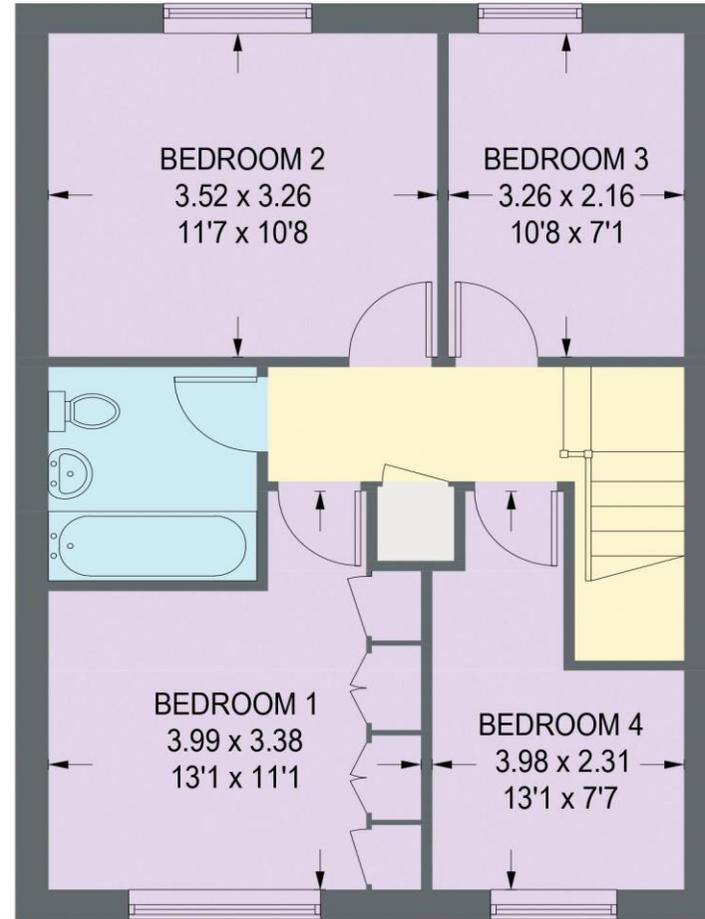


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APPROXIMATE GROSS INTERNAL AREA = 96.6 SQ M / 1039.3 SQ FT



GROUND FLOOR
47.3 SQ M / 508.7 SQ FT



FIRST FLOOR = 49.3 SQ M / 530.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1235216)



HOUSE RULES

1. Be kind
2. Try new things
3. Learn from your mistakes
4. Work hard
5. Play harder
6. Say sorry
7. Drink more water
8. Take a risk
9. Be yourself
10. Embrace change