







52 Woodcote Way

Walton • Chesterfield • S40 3FF

£310,000

Welcome to this modern and well-presented three-bedroom detached home, situated in the highly sought-after area of Walton. The property enjoys a convenient position close to an excellent range of local amenities, while the popular Chatsworth Road is also within easy reach, offering a fantastic selection of independent shops, cafés and everyday conveniences. Chesterfield town centre is just a short drive away, providing a wider range of shopping, leisure and dining facilities. Highly regarded schools are located nearby, while Somersall Park and Walton Dam provide excellent opportunities for walks and enjoying the outdoors. The property is also ideally positioned for commuters, with convenient access to the M1, Chesterfield train station and surrounding road networks. This property makes an ideal home for couples and small families alike. The property is entered via a welcoming hallway, which benefits from useful storage. To the right is the kitchen, fitted with a modern L-shaped range of gloss units and integrated appliances. To the left of the hallway is a convenient ground floor WC. Positioned to the rear of the property is the spacious open-plan lounge diner, offering a contemporary and sociable living environment. There is ample space for comfortable seating alongside a family dining table, while French doors open directly onto the rear garden, allowing plenty of natural light into the room. To the first floor are three bedrooms and the family bathroom. The principal bedroom is positioned at the front of the property and is a spacious double, enhanced by feature wall panelling and benefitting from its own three-piece ensuite shower room, comprising a shower cubicle, wash basin and WC. Bedrooms two and three both overlook the rear garden. Bedroom two is a well-proportioned single room with feature wall panelling and is currently utilised as a nursery. Bedroom three is another good-sized single room, ideally suited as a home office, child's bedroom or dressing room. The family bathroom is part tiled and fitted with a three-piece suite comprising a bath, wash basin and WC. Externally, the private and enclosed rear garden offers an excellent opportunity to create an outdoor space to your own taste. It begins with a small patio area before opening onto a spacious lawned garden. To the front of the property, a driveway provides off-road parking for two vehicles.



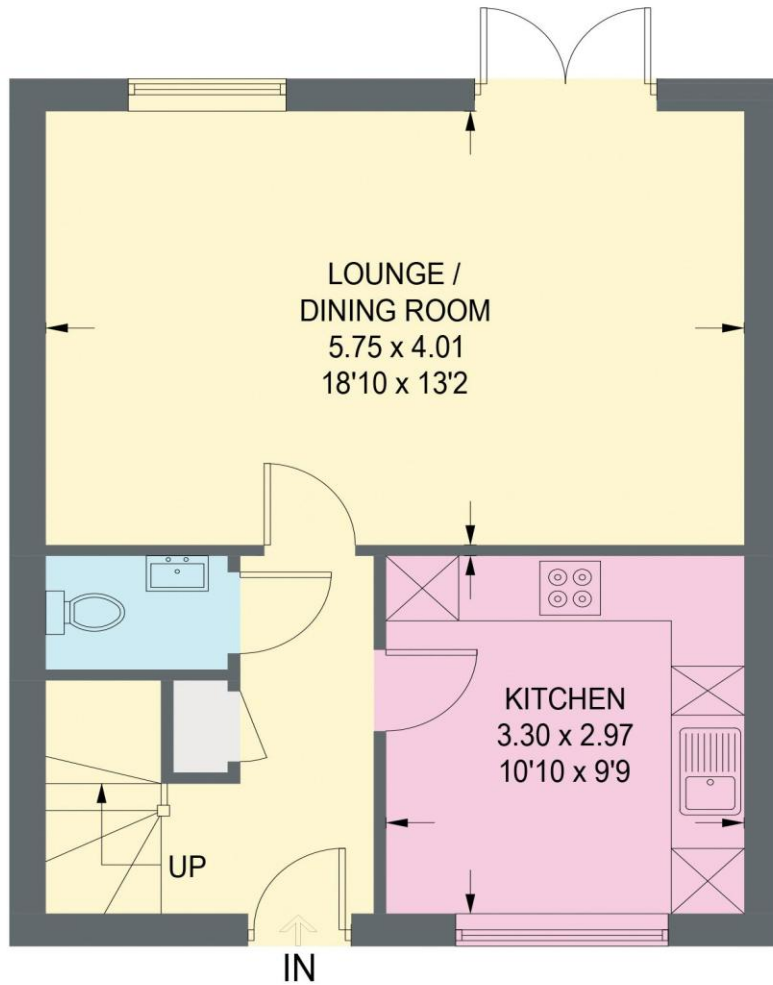


- Modern Three Bedroom Detached House
- Highly Sought After Area Close to Local Amenities
- Modern Gloss Fitted Kitchen w/ Integrated Appliances
- Spacious Open Plan Lounge Diner
- French Doors Opening onto Rear Garden
- Three Good Sized Bedrooms
- Modern Family Bathroom & Ensuite
- Private Rear Garden & Patio
- Driveway Parking for Two Vehicles
- Council Tax Band D

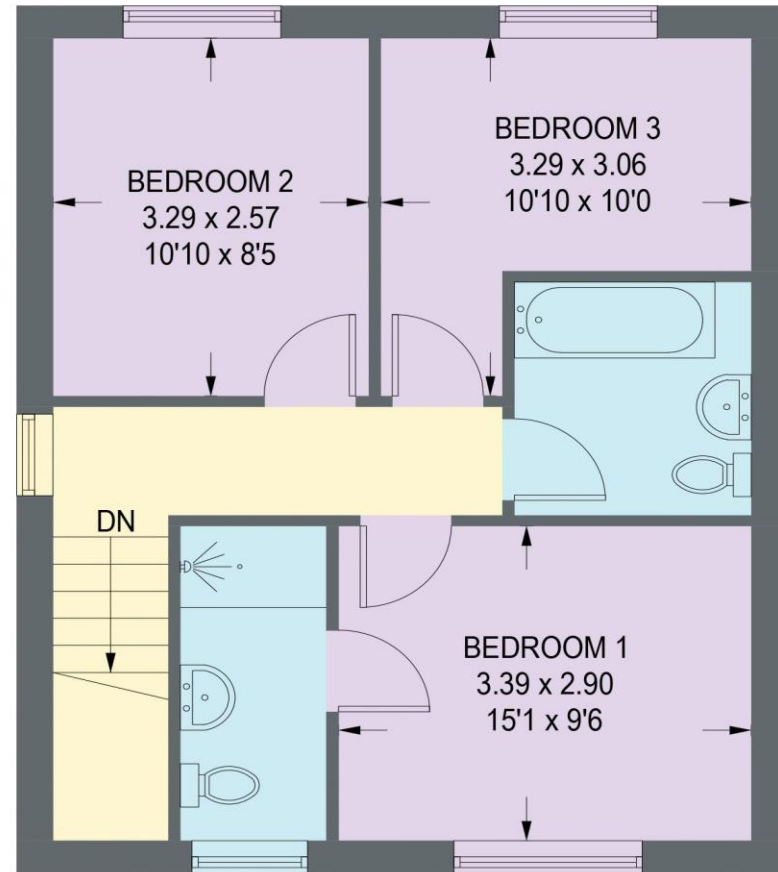


52 WOODCOTE WAY

APPROXIMATE GROSS INTERNAL AREA = 85.1 SQ M / 916.1 SQ FT



GROUND FLOOR
42.6 SQ M / 458.6 SQ FT



FIRST FLOOR
42.5 SQ M / 457.4 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1339538)

