







11 Bowland Drive

Walton • Chesterfield • S42 7LZ

£425,000

Fully modernised, renovated and extended four-bedroom detached family home, located in the highly sought-after Walton area of Chesterfield. Walton is particularly well regarded for its excellent access to everyday amenities, with a wide range of local shops, cafés and essential services nearby. Chesterfield town centre is close by, while transport links are excellent with regular bus services, convenient access to major road networks and Chesterfield train station easily accessible. The area is also well known for its well-regarded schools and attractive green spaces, including Queen's Park and nearby walking routes, making this the perfect family home. The property is entered via a welcoming long hallway. From here, a sliding door on the left leads into the living room, a modern and stylish front-facing reception room featuring a contemporary media wall. Continuing down the hallway brings you to the kitchen, which is fitted with modern worktops, shaker-style units, integrated appliances and a useful separate storage cupboard. To the rear of the kitchen, the home opens into the extended dining room, offering ample space for a family dining table and enjoying an abundance of natural light, enhanced by bi-folding doors opening directly onto the rear garden. Returning to the kitchen, a door to the right leads into a further separate reception room, currently used as a playroom, which also benefits from bi-folding doors providing direct garden access. To the first floor, the principal bedroom is a spacious, front-facing double and benefits from its own fully tiled three-piece en-suite shower room, comprising a corner shower cubicle, wash basin and WC. Bedrooms two and three are further generous doubles, with bedroom two positioned to the front and featuring fitted sliding wardrobes, while bedroom three overlooks the rear garden and includes an attractive panelled feature wall. The fourth bedroom is a well-proportioned single room located at the front of the property. The family bathroom is modern and fitted with a three-piece suite comprising a freestanding bath, wash basin and WC. Externally, the rear garden has been attractively landscaped and offers a patio seating area ideal for family use. Steps and paved pathways lead down the side to a further small patio area, with the remainder laid to a well-maintained lawn. To the front of the property is a paved driveway providing parking for multiple vehicles, along with an attached single garage.



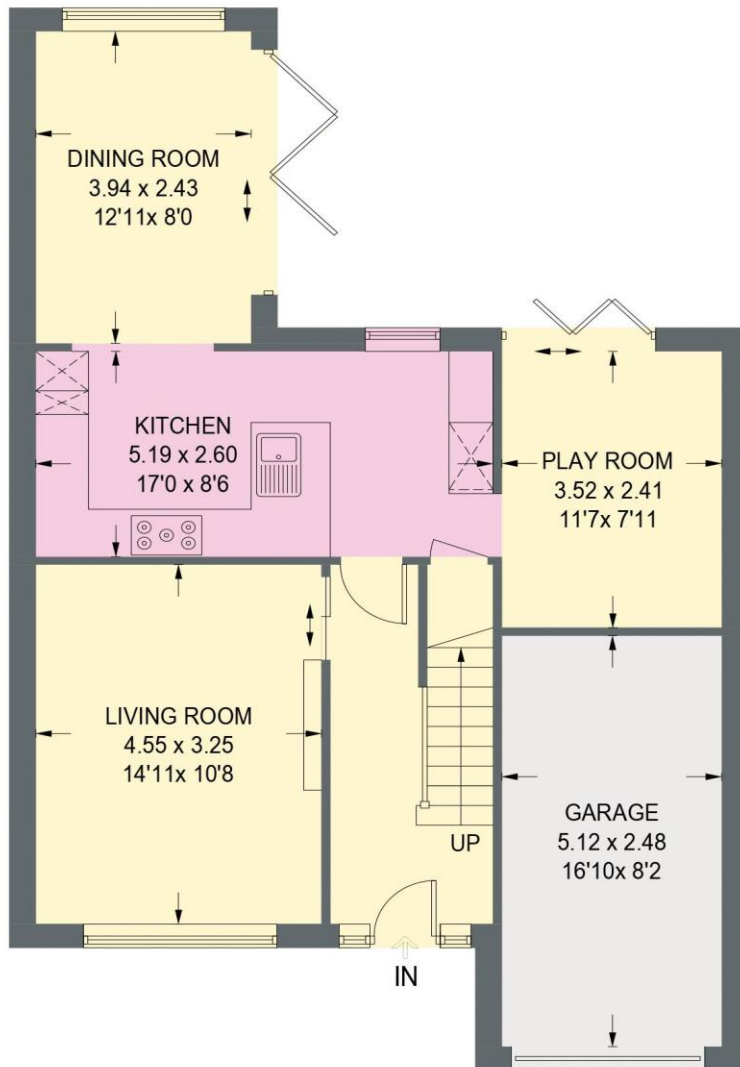


- Fully Modernised & Extended Four Bedroom Detached House
- Sought After Walton Area
- Front Facing Living Room w/ Media Wall
- Fitted Shaker Style Kitchen w/ Integrated Appliances
- Extended Bright Dining Area w/ Bifold Doors
- Four Well Proportioned Bedrooms, Principle w/ Modern Ensuite
- Three Piece Suite Family Bathroom
- Enclosed Landscaped Rear Garden & Patio
- Off Street Driveway Parking & Attached Single Garage
- Council Tax Band C/EPC Rating D

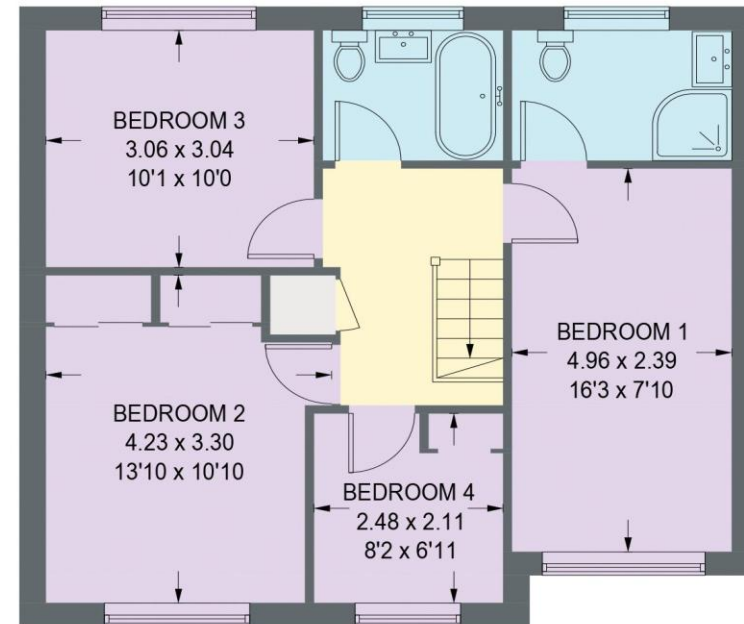


11 BOWLAND DRIVE

APPROXIMATE GROSS INTERNAL AREA = 124.2 SQ M / 1337.1 SQ FT



GROUND FLOOR = 69.5 SQ M / 748.4 SQ FT



FIRST FLOOR = 54.7 SQ M / 588.7 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1296498)

