



24 Lodge Farm Close,
Walton, S42 7LF

£699,950

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WILKINS VARDY

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SUPERB EXECUTIVE DETACEHD FAMILY HOME WITH ANNEXE ACCOMMODATION

Tucked away in a cul-de-sac, this superb executive style detached family home offers spacious and versatile accommodation, combining stylish interiors with excellent family living and entertaining space.

The property features a welcoming bay fronted living room, a large conservatory overlooking the garden, and an impressive kitchen/diner fitted with a range of integrated appliances, complemented by a separate utility room. There is also a useful office and ground floor cloaks/WC. The first floor provides five bedrooms, two with en suite bathrooms, together with a family bathroom, offering excellent accommodation for a growing family. A particular feature is the self-contained annexe accommodation, comprising a living room/kitchen, bedroom and en suite shower room, providing ideal space for dependent relatives, guests, older children or those working from home. Externally, the property benefits from a double garage and driveway providing ample off street parking, while the substantial and attractive rear garden offers a wonderful degree of privacy and includes generous paved seating areas, creating an ideal setting for outdoor entertaining and family enjoyment.

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 238.2 sq.m./2564 sq.ft. (including Double Garage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Spacious Entrance Hall
Fitted with engineered oak flooring and having a built-in under stair storage cupboard. A staircase rises to the First Floor accommodation.

Office
9'9" x 8'3" (2.97m x 2.51m)
A versatile room fitted with wood flooring and having a front facing window.

Cloaks/WC
4'6" x 3'7" (1.39 x 1.11)
Being tiled to half height and fitted with a white 2-piece suite comprising a wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.

Living Room
17'4" x 11'5" (5.28m x 3.48m)
A generous bay fronted reception room fitted with oak engineered flooring and having a contemporary wall mounted electric fire.
uPVC double glazed sliding patio doors open into the ...

Brick/uPVC Double Glazed Conservatory
20'3" x 10'5" (6.17m x 3.18m)
A spacious conservatory having a tiled floor, insulated roof and two Velux skylights. A set of French doors open to the rear garden, and a further set of French doors give access into the ...

Superb Kitchen/Diner
20'6" x 17'4" (6.25m x 5.28m)
Being part tiled and fitted with a range of white wall, drawer and base units with LED plinth lighting and complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric double oven and hob with glass splashback and extractor over.
Space and plumbing is provided for a dishwasher and there is space for an American style fridge/freezer.
Chrome flat panel vertical radiator.
Laminate flooring.

Utility Room
19'2" x 5'5" (5.86 x 1.66)
Fitted with a range of white hi-gloss wall and base units with complementary work surfaces and matching upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.
A further door opens into the Annexe accommodation.

Annexe Living Room/Kitchen
17'4" x 8'10" (5.28m x 2.69m)
A generous front facing room fitted with a range of white gloss wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Laminate flooring.

• SUPERB EXECUTIVE STYLE DETACHED FAMILY HOME • GENEROUS BAY FRONTED LIVING ROOM
TUCKED AWAY IN A CUL-DE-SAC

- OFFICE & CLOAKS/WC
 - STYLISH KITCHEN/DINER & SEPARATE UTILITY ROOM
 - FIVE GOOD SIZED BEDROOMS
 - DETACHED DOUBLE GARAGE & ATTRACTIVE ENCLOSED REAR GARDEN
- SPACIOUS BRICK/UPVC DOUBLE GLAZED CONSERVATORY
 - ANNEXE ACCOMMODATION INCLUDING LIIVING ROOM/KITCHEN, BEDROOM & EN SUITE
 - TWO MODERN EN SUITES & FAMILY BATHROOM
 - EPC RATING: C

Annexe Bedroom
10'6" x 7'8" (3.20m x 2.34m)
A front facing bedroom. A door gives access into a ...

En Suite Shower Room
7'7" x 6'9" (2.33 x 2.08)
Being part tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with mixer shower, hand wash basin with vanity unit below, and a low flush WC.
Ceramic tiled flooring.

On the First Floor
Landing
Fitted with lamiate flooring and having a built-in sotrage cupboard.

Master Bedroom
15'10" x 15'0" (4.83m x 4.57m)
A generous front facing double bedroom having a built-in double wardrobe. A door gives access to the ...

En Suite Bathroom
8'7" x 7'9" (2.62m x 2.36m)
Being part tiled and fitted with a 4-piece suite comprising a panelled corner bath, shower cubicle with mixer shower, semi recessed wash hand basin with storage below and to the side, and a low flush WC.
Vinyl flooring and timber framed double glazed Velux window.

Bedroom Two
12'0" x 9'6" (3.66m x 2.90m)
A good sized rear facing double bedroom having an archway through to a dressing area, where there is a built-in double wardrobe, and a door givng access into a ...

En Suite Shower Room
7'2" x 5'1" (2.19 x 1.57)
Being fully tiled and fitted with a 3-piece suite comprising a shower cubicle with an electric shower, hand wash basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Bedroom Three
12'9" x 9'6" (3.89m x 2.90m)
A rear facing double bedroom fitted with lamiate flooring and having a built-in double wardrobe.

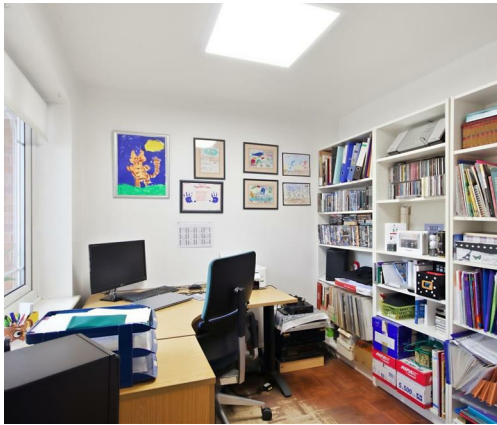
Bedroom Four
10'5" x 10'0" (3.18m x 3.05m)
A double bedroom with some restricted head height, fitted with laminate flooring and having two timber framed double glazed Velux windows.

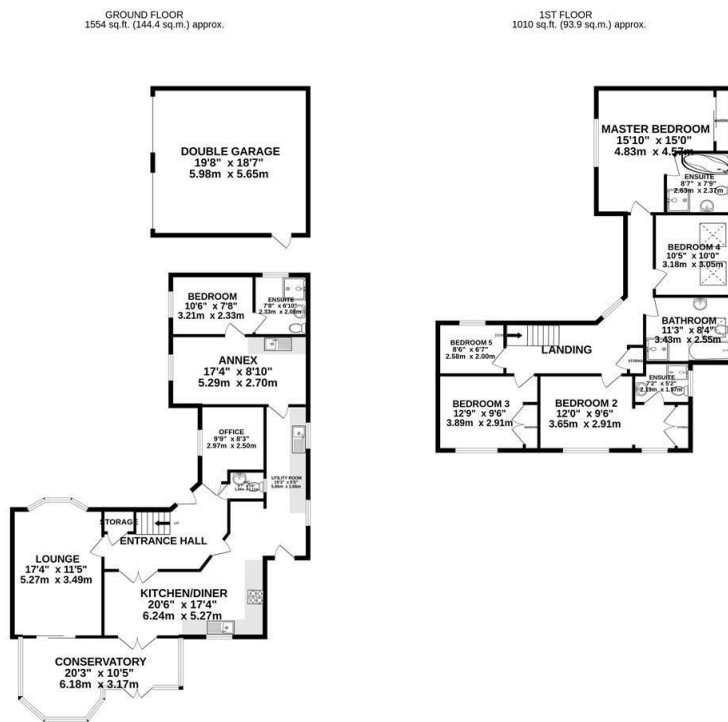
Bedroom Five
8'6" x 6'7" (2.59m x 2.01m)
A front facing single bedroom fitted with lamiate flooring.

Family Bathroom
11'3" x 8'4" (3.43m x 2.54m)
Being part tiled and fitted with a 4-piece suite comprising a back to wall double ended bath, shower cubicle with mixer shower, hand wash basin and a low flush WC.
Vinyl flooring and timber framed double glazed Velux window.

Outside
A shared tarmac driveway takes you up to the front of the property where there off street parking for several vehicles and a Detached Double Garage. There are also lawns and decorative gravel beds.

To the rear of the property there is an attractive enclosed garden which comprises of a paved patio with a couple of steps up to a lawned garden with stepping stones, planted beds and a further paved seating area.





TOTAL FLOOR AREA: 2564 sq. ft. (238.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the brochure contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide 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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RICS



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, electric 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	77
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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