



4 Davian Way, Walton, Chesterfield, S40 3JG
£220,000



Nestled in the desirable area of Davian Way, Chesterfield, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With two generous double bedrooms, this property is perfect for couples, small families, or anyone looking to downsize without compromising on space.

Set on a corner plot, the bungalow benefits from ample natural light and a sense of privacy. The layout is both practical and inviting, making it easy to envision your own personal touches throughout. The property boasts off-street parking, complete with a driveway and a garage, ensuring convenience for you and your guests.

One of the standout features of this bungalow is that it is offered with no chain, allowing for a smooth and swift transition into your new home. The sought-after location further enhances its appeal, providing easy access to local amenities, parks, and transport links.

This semi-detached bungalow is not just a house; it is a place where you can create lasting memories. With its spacious interiors and prime location, it is a rare find in today's market. Do not miss the chance to make this delightful property your own.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

This is welcoming. It has carpeted flooring and provides access to the Living Room, Kitchen, Bathroom, WC and both Bedrooms.

Living Room/Dining Room

A spacious room located to the front of the property. It has carpeted flooring, 2 double glazed windows and an integrated electric fire.

Kitchen

A spacious kitchen located to the side of the property. It has wood effect laminate flooring, radiator, pantry and double glazed window. There are ample worktops alongside a single sink and drainer with mixer tap, integrated gas hob and electric oven and space for a fridge freezer and washing machine.

Bedroom One

A spacious double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below. This bedroom also boasts large integrated floor to ceiling wardrobes.

WC

The WC has a low flush WC, wood effect vinyl flooring and double glazed window with obscured glass.

Bathroom

With wood effect vinyl flooring, radiator and double glazed window with obscured glass. The walls are fully tiled and there is a white bath tub and pedestal wash basin.

Bedroom Two

A large double bedroom located to the rear of the property with carpeted flooring and a large double glazed window with radiator below.

EXTERNAL

Front Garden

Located on a corner plot with a walled boundary and hedges with lawned grass area. Access is given up a driveway to the detached garage and to the rear garden.

Rear Garden

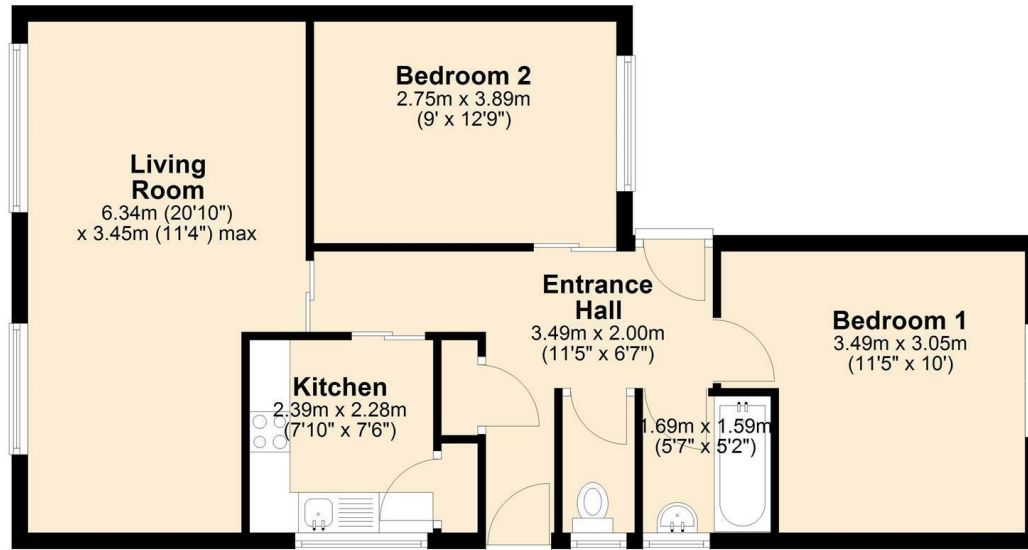
A good sized rear garden which is mainly laid to lawn. A little further round the property is a patio area providing access into the property.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

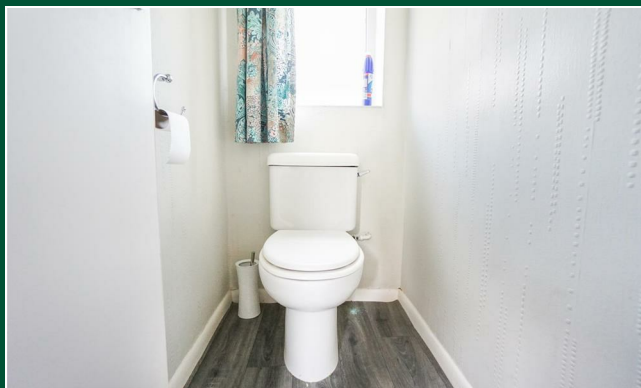




Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com