



**wards**  
estate agents

**224 Walton Road**  
Walton, Chesterfield, S40 3BS

**Guide price £325,000**

# 224 Walton Road

Walton, Chesterfield, S40 3BS

Price Guided £325,000-£335,000  
We are delighted to present this THREE BEDROOM DETACHED BAY FRONTED PERIOD FAMILY HOUSE to the open market!! Enjoys an attractive roadside position within a highly sought after residential location, and is set on the fringe of the National Peak Park with Somersall Park and Walton Dam also nearby. Within easy access to local schools, shops, bus routes, Leisure centre and Chesterfield Town Centre. Major commuter road links A61/A617/M1 J29 are within close proximity.

Internally the beautifully presented family accommodation retains many original features, benefits from uPVC double glazing, gas central heating and comprises of front entrance hall, cloakroom/WC, front reception room with feature fireplace, dining room with access onto the rear landscaped gardens and an IMPRESSIVE Gloss Mink Integrated kitchen with Quartz work surfaces. To the first floor main double bedroom with range of fitted wardrobes, second double bedroom with range of fitted wardrobes and a versatile third bedroom again benefits from fitted wardrobe/top boxes/bedside cabinet. LUXURY FULLY TILED FAMILY BATHROOM with superb 4 piece suite!

Front low stone boundary walling and front driveway which provides ample parking spaces for 2 vehicles. Substantial fenced side boundary. Double wooden secure gates provide access along the side of the property into the rear gardens. The side area to the property and the generous rear garden offers great potential for extension(subject to consents)A pleasant rear aspect backing onto an Orchard at the rear with a generous garden having secure boundaries, large patio area and large area of lawn leading down to a further sun terrace area with summer house and BBQ/Pizza area which creates a perfect setting for family and social relaxation/outside entertaining. There is a side plum slate border and well established trees which help to give additional privacy to the garden. Garden shed.





### Additional Information

Gas Central Heating  
uPVC Double Glazed Windows  
Gross Internal Floor Area- 98.8 Sq.m/ 1063.4 Sq.Ft.  
Council Tax Band -D  
Secondary School Catchment Area -Parkside Community School

### Entrance Hall

18'3" x 4'5" (5.56m x 1.35m)

Front composite entrance door leads into the spacious hallway which retains original internal doors. Useful understairs store and staircase to the first floor. Downlighting.

### Understairs Store

4'8" x 2'11" (1.42m x 0.89m)

Useful additional store cupboard.

### Cloakroom

6'1" x 2'11" (1.85m x 0.89m)

Comprising of a 2 piece suite with low level WC and wash hand basin.

### Reception Room

13'6" x 12'0" (4.11m x 3.66m)

Beautifully presented family reception room with front aspect bay window. Feature contemporary fireplace with gas fire. Side cupboards and open shelving with subtle lighting. Coving and downlighting.

### Dining Room

13'11" x 10'10" (4.24m x 3.30m)

A second reception room with rear aspect patio doors leading onto the rear gardens. Downlighting.

### Impressive Integrated Kitchen

11'0" x 8'9" (3.35m x 2.67m)

Includes a superb range of modern Mink Gloss fronted base and wall units with complimentary work surfaces and inset stainless steel sink. Feature splash back and concealed down lights. Integrated electric oven and hob. Space is provided for washing machine, dryer and fridge/freezer. Ceiling downlighting. Glazed rear door with side panel and leads onto the rear gardens.

### First Floor Landing

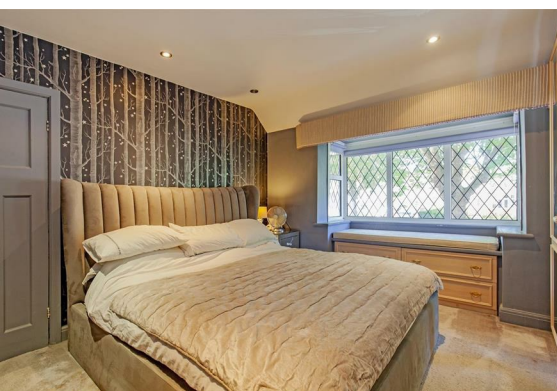
9'9" x 7'8" (2.97m x 2.34m)

Access to the first floor accommodation. Attic access with lighting & boarding, perfect for additional storage. Downlighting.

### Front Double Bedroom One

12'0" x 11'6" (3.66m x 3.51m)

Spacious main double bedroom with front bay window. Attractively decorated and includes two double mirror fronted wardrobes and complimentary fitted window seat. Downlighting.





### **Rear Double Bedroom Two** 13'10" x 10'9" (4.22m x 3.28m)

A second double bedroom with rear aspect window overlooking the rear gardens. Lovely range of sliding fitted wardrobes which offer surplus amounts of hanging and storage space.

### **Front Single Bedroom Three** 7'8" x 7'7" (2.34m x 2.31m)

A versatile third bedroom with fitted wardrobe, top boxes and bedside cabinet.

### **Luxury Family Bathroom** 8'10" x 7'7" (2.69m x 2.31m)

A fabulous fully tiled family bathroom comprising of a superb 4 piece suite. Comprising of tiled panelled bath with attachment shower hose, separate shower cubicle with mains shower, wall hung vanity cupboard with granite worktop and free standing ceramic bowl and low level WC. Inset wall towel shelf. Heated towel radiator.



### **Outside**

Front low stone boundary walling and front driveway which provides ample parking spaces for 2/3 vehicles. Substantial fenced side boundary. Double wooden secure gates provide access along the side of the property into the rear gardens. The side area to the property and the generous rear garden offers great potential for extension(subject to consents)

To the rear is a generous garden with secure boundaries, large patio area and large area of lawn leading down to a further sun terrace area with summer house and BBQ/Pizza area which creates a perfect setting for family and social relaxation/outside entertaining. There is a side plum slate border and well established trees which help to give additional privacy to the garden. Garden shed.



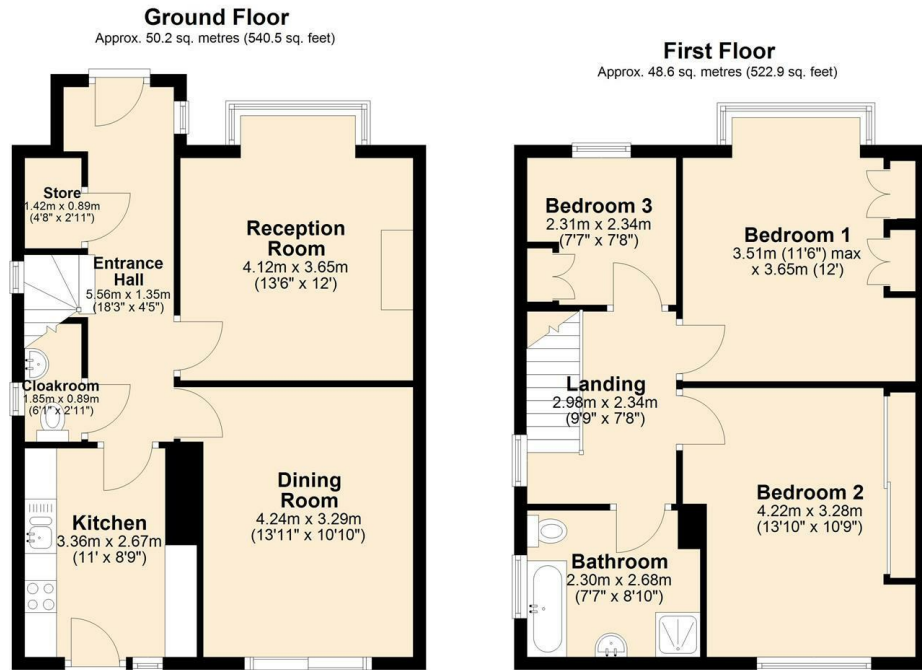
### **School catchment areas**

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

## Floor Plan

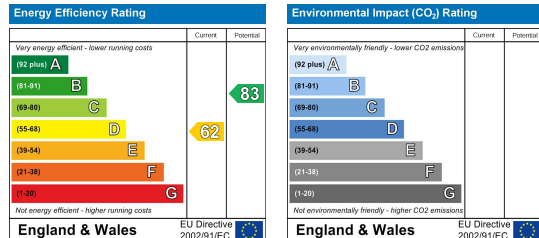


Total area: approx. 98.8 sq. metres (1063.4 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

## Area Map



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, 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.

