







11 Sandstone Avenue

Walton • Chesterfield • S42 7NS

Guide Price £450,000 to £465,000

A well-presented four-bedroom detached family home, situated in the highly regarded area of Walton. The location benefits from a good range of local amenities including shops, cafés, and pubs, along with well-regarded schools all nearby. The area is well served by several green spaces and walking routes, including Somersall Park, with access to the Peak District within easy reach. Chesterfield town centre is also easily accessible, offering a wider range of amenities, along with the railway station, excellent transport links, and convenient access to the M1. The property makes an ideal family home. The front door opens into a welcoming porch, which leads through to the main hallway with useful storage. Turning right, you enter the living room, a well-presented front-facing reception room featuring a bay window and a feature fireplace. Double doors open into the dining room, which provides ample space for a family dining table and benefits from double patio doors opening onto the rear garden. A door from the dining room leads into the kitchen. The kitchen is fitted with shaker-style units and integrated appliances and features a breakfast bar providing additional seating. From here, there is access to the utility room, which offers space for freestanding appliances and a door leading out to the rear garden. The kitchen also provides access back into the hallway, where you will find a useful ground-floor WC and a converted garage, now used as a family room or office, an ideal and versatile space suitable for home working or a children's playroom. To the first floor are the four bedrooms and the family bathroom. Bedrooms one and two are positioned to the front of the property. The principal bedroom is a spacious double room with fitted sliding wardrobes and a modern three-piece en-suite, comprising a walk-in shower, wash basin, and WC. Bedroom two is another generous double, featuring a bay window and fitted wardrobes. Bedrooms three and four overlook the rear garden, with bedroom three being a double and bedroom four a good-sized single. The family bathroom is fitted with a modern three-piece suite, including a bath with overhead shower, wash basin, and WC. Externally, the rear garden is private and enclosed, beginning with a patio seating area, leading onto a flat and easy-to-maintain lawn, an astroturf area, and a further patio to the rear. The garden is well established with mature trees and shrubs. To the front of the property is a driveway providing off-road parking for multiple vehicles, along with a lawned area and well-maintained trees and bushes.



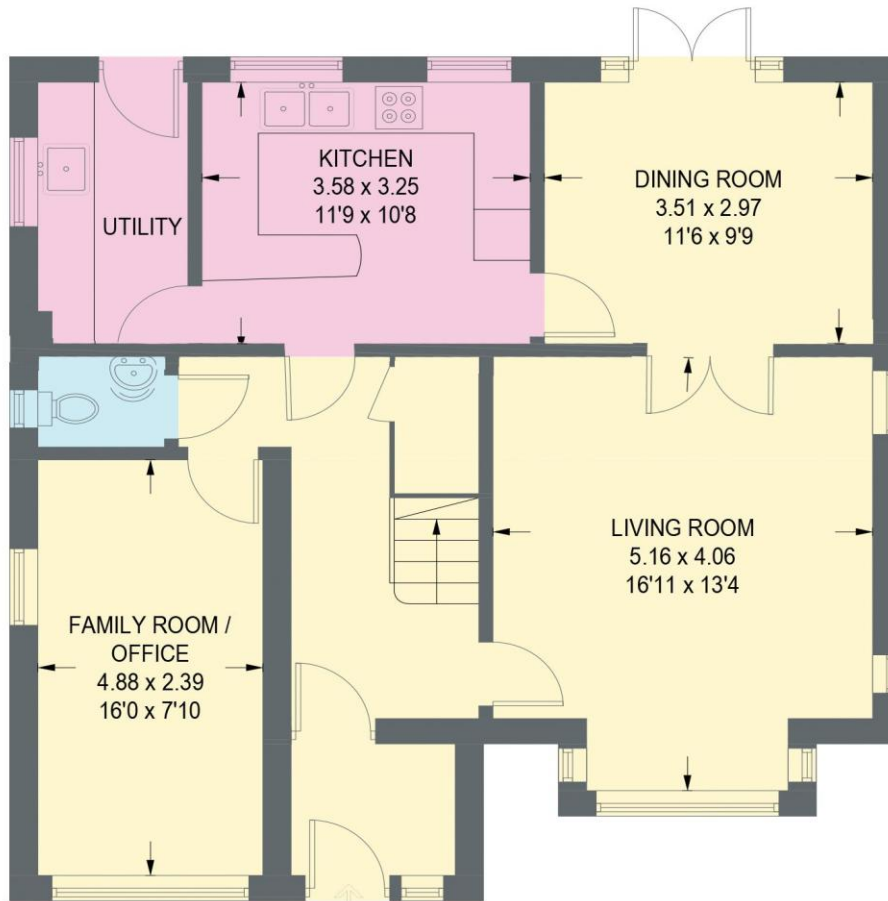


- Well Presented Four Bedroom Detached House
- Perfect Family Home w/ Highly Regarded Schools Nearby
- Bay Windowed Living Room & Feature Fireplace
- Shaker Style Kitchen & Separate Utility Room
- Converted Garage into Study/Playroom
- Four Well Proportioned Bedrooms
- Modern Family Bathroom & Ensuite
- Private Rear Garden & Patio
- Front Driveway & Lawn
- Council Tax Band E/EPC Rating D

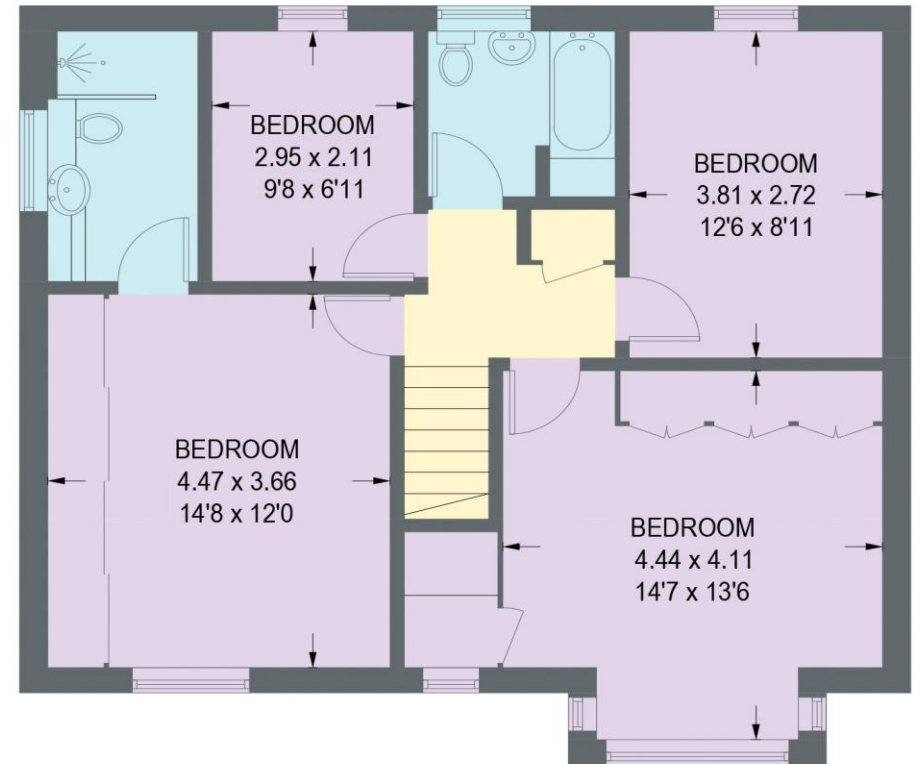


11 SANDSTONE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 145.9 SQ M / 1570 SQ FT



GROUND FLOOR
77.3 SQ M / 832 SQ FT



FIRST FLOOR
68.6 SQ M / 738 SQ FT

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

