







68 Ling Road

Walton • Chesterfield • S40 3HS

£240,000

Welcome to this well-presented three-bedroom semi-detached home, situated in the highly sought-after area of Walton. A wide range of everyday amenities are within easy reach, with the popular Chatsworth Road close by, offering an excellent selection of independent cafés, shops, restaurants, and bars. Supermarkets and Chesterfield town centre are also conveniently located nearby. The area is particularly well regarded for its selection of reputable schools and excellent transport links, including access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Outdoor enthusiasts will appreciate the proximity to Somersall Park, Walton Dam, and the Peak District, all within easy reach. The property is ideally suited to couples and small families alike. The property is entered via the front door into a welcoming hallway. To the right is the living room, a well-proportioned reception space featuring a bay window and a fireplace, creating a warm and inviting atmosphere. To the rear of the property is the kitchen diner, fitted with shaker-style units and incorporating integrated appliances alongside space for freestanding appliances. There is also ample room for a family dining table, making it an ideal space for both everyday living and entertaining. Sliding doors lead through to the conservatory, a bright and versatile additional reception room with a side door providing access to the rear garden. To the first floor are three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double positioned at the front of the property and benefits from a feature bay window. Bedroom two overlooks the rear garden and is another good-sized double, complete with fitted storage. Bedroom three is a front-facing single room, ideally suited as a nursery, home office, or dressing room. The bathroom is fully tiled and fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the rear garden is well maintained and enclosed, offering an attractive outdoor space. It begins with a patio area suitable for seating, with a pathway leading to a pebbled section providing additional seating space. The main garden is laid to lawn, creating an ideal area for families and outdoor enjoyment. To the front of the property is a driveway providing off-road parking, which extends down the side and leads to a detached store located to the rear.



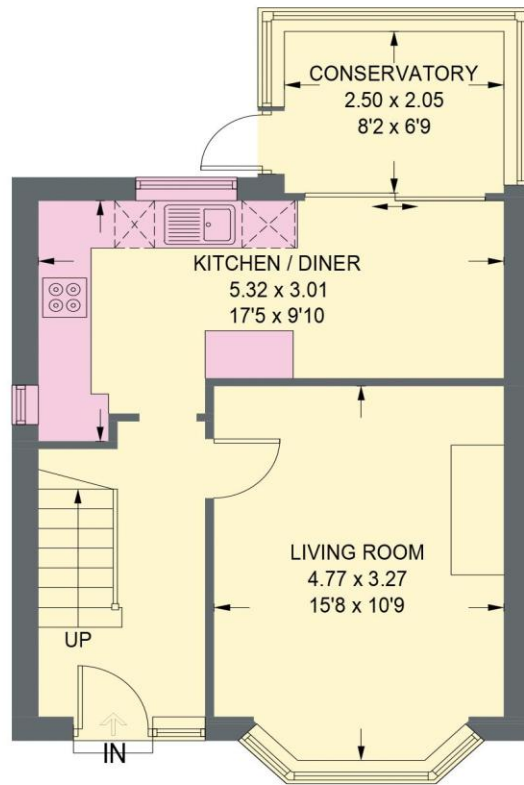


- Three Bedroom Semi Detached House
- Excellent Transport Links & Local Amenities
- Front Facing Living Room w/ Bay Window & Fireplace
- Shaker Style Fitted Kitchen Diner
- Rear Bright Conservatory
- Three Well Proportioned Bedrooms
- Tiled Three Piece Suite Bathroom
- Enclosed Rear Garden & Patio
- Driveway Parking & Detached Store
- Council Tax Band B/EPC Rating D

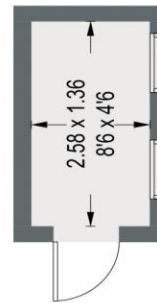


68 LING ROAD

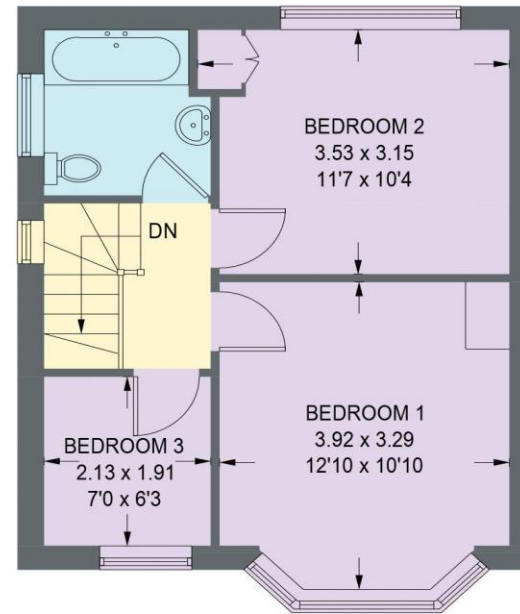
APPROXIMATE GROSS INTERNAL AREA = 78.6 SQ M / 845.7 SQ FT



GROUND FLOOR
44.1 SQ M / 474.5 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR
34.5 SQ M / 371.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1312796)

