



**w****ards**  
estate agents

## **8 Halesworth Close**

Walton, Chesterfield, S40 3LW

**Offers in the region of £475,000**

## 8 Halesworth Close

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We are delighted to present to the market this impeccably presented THREE/FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, with a superb roadside presence & situated in this extremely popular residential cul de sac, set on the fringe of the National Peak Park with Somersall Park & Walton Dam also nearby. Close to local amenities, bus routes, doctors, within Brookfield School Catchment and easy access of the town centre & major commuter links/train station.

Offers over 1300 sq. ft of family living space, originally built as a 4 bed property! Internally benefitting from Gas Central Heating (Open Vent Boiler), & uPVC Triple Glazing throughout (except conservatory uPVC double glazed). Ground floor comprises of spacious entrance hall with "push-to-open" under stair storage mechanism, cloakroom/WC, stylishly decorated family reception room, versatile converted garage space ideal for home office or 4th ground floor bedroom, impressive Ultra Modern Integrated White Gloss Dining Kitchen with access to utility space and fabulous conservatory. First floor :- Principal double bedroom with a range fitted wardrobes, luxury en-suite, 2nd double bedroom, 3rd generous double bedroom (could convert back to 4th bed) and both having views over rear gardens. Splendid Fully Tiled Family Bathroom.

Front blocked paved driveway provides ample car standing spaces. Mature lawn area, secure side gates provide access to the rear of the property. Outside power at front side of house. Superb tiered enclosed rear garden which is perfect for outside family/social entertainment !! Amazing Indian Stone patio on the first tier, with outside seating area, & garden pergola. Steps leading to the second tier with artificial grass area, plum slate chippings & well established mature plants, shrubs & trees. Substantially fenced & hedged boundaries. Garden shed with power & lighting, outside tap & security lighting. Hot tub by separate negotiation. Outside power in rear garden in three areas.

### Additional Information

Gas Central Heating- Vaillant Open Vent Boiler (Installed in 2016)  
Serviced Annually  
uPVC Triple Glazing Throughout (except conservatory uPVC double glazed)  
Hive Heating Control  
Home Security/Alarm System  
Yale Smart Door Locks  
CCTV Cameras  
Gross Internal Floor Area- 126.6 Sq.m/ 1362.8 Sq.Ft.  
Council Tax Band - E  
Secondary School Catchment Area - Brookfield Community School

### Included Items -

Integrated Fridge/freezers & Dishwasher. Outside Shed. All window blinds. Alarm & CCTV System. Hive Heating & Hot Water System. Yale Smart Door Locks





## Ground Floor

### Entrance Hall

16'5 x 6'1 (5.00m x 1.85m)

Spacious entrance hall with stairs leading the first floor, and "push-to-open" under stair storage mechanism. Access into the, Home Office, Family Reception Room, W/C & Kitchen.

### Cloakroom

5'5 x 2'7 (1.65m x 0.79m )

Comprising of a Two piece suite which includes a low level w/c & wash hand basin. Downlights.

### Home Office

12'8 x 8'3 (3.86m x 2.51m )

Converted room from the original garage. Versatile space which is currently used as a home office, but could also be perfect for, playroom, study area or a ground floor bedroom. Glazed door & feature radiator. Box bay window with fitted blinds.

### Family Reception Room

18'2 x 11'11 (5.54m x 3.63m)

Beautifully, decorated family room with electric fire set upon a hearth, feature paneling wall paper in light oak. French doors leading from the entrance hall, glazed sliding doors leading into the dining room. Box bay window with fitted blinds.

### Impressive Integrated Kitchen Diner

15'1 x 9'11 (4.60m x 3.02m)

Open plan to the dining room and comprising of a range of fitted White Gloss base & wall units with complementary granite worktops with upstands, and tiled splashback to match. Inset sink with Chrome dual lever mixer tap. Integrated dishwasher, double oven, gas hob with ceiling hung stainless steel extractor fan above. Separate breakfast bar with additional storage cupboards, and seating area. Downlights, patio door leading onto the rear gardens and open plan access to the Conservatory

### Dining Room

11'11 x 8'11 (3.63m x 2.72m)

Sliding doors from the family reception room. Dining area which is open plan to the kitchen & conservatory which provides an ideal space for social/family entertainment. Space for dining table, and kitchen bench seating area, feature paneling wall paper in light oak. Downlights following to the kitchen.

### Conservatory

11'9 x 7'4 (3.58m x 2.24m )

uPVC Double Glazed conservatory with french doors leading onto the rear gardens.

### Utility Room

8'4 x 3'10 (2.54m x 1.17m )

Comprising of a range of base & wall units with complimentary work surfaces above. Space / plumbing for washing machine & tumble dryer. The boiler is located here.

### First Floor Landing

Access to the three double bedrooms, en suite & family bathroom. Storage cupboard with hot water cylinder tank. Access via a retractable ladder into the insulated & partly boarded loft space

### Principal Double Bedroom

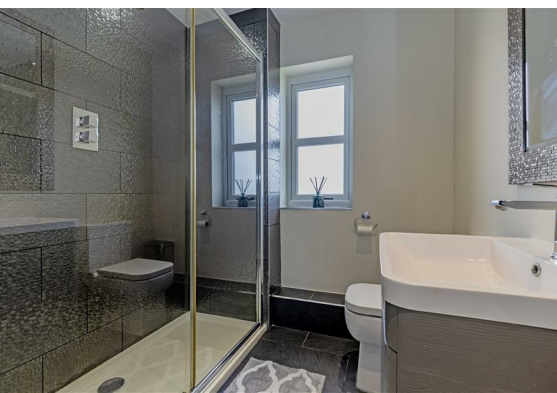
15'1 x 13'5 (4.60m x 4.09m )

Front main double bedroom with a quality range of fitted mirrored sliding wardrobes, and access to the en-suite. Two front aspect windows, and downlights.

### Luxury Tiled En-Suite

7'7 x 6'4 (2.31m x 1.93m)

Being partly tiled with tiled flooring, and comprising of :- walk in shower with sliding door screen and rainfall shower head above. Wash hand basin with chrome mixer tap which is set within a modern vanity unit. Low level w/c and downlights.





### Rear Double Bedroom Two

13'2 x 11'9 (4.01m x 3.58m )

With rear aspect window and views over rear garden. Walk into storage cupboard or could be utilised as a built in wardrobe.

### Rear Double Bedroom Three

17'1 x 7'7 (5.21m x 2.31m)

Excellent third bedroom, originally built as two separate bedrooms( could easily be converted back to fourth bedroom) Dual rear aspect windows providing views over rear gardens. Downlights.

### Splendid Family Bathroom

7'2 x 6'5 (2.18m x 1.96m )

Being fully tiled and comprising of:- double ended freestanding bath with floor standing bath shower mixer chrome tap. Oval wash hand basin set within a stand vanity unit with chrome mixer tap. Low level w/c and downlights.

### Outside

Blocked paved driveway to the front of the property which provides ample car standing space. Very well tended lawn area, and two secure side gates which provide access to the outside shed, and rear of the property. Outside power at front side of house.



Superb tiered rear garden which is perfect for outside family/social entertainment !! Amazing indian stone patio on the first tier, with outside seating area, and garden pergola. Steps leading to the second tier with artificial grass area, plum slate chippings and mature plants, shrubs & trees. Substantially fenced & hedged boundaries. Garden shed to the side which has power & lighting, outside tap and security lighting. Outside Power to the rear garden in three areas. Hot tub by separate negotiation.



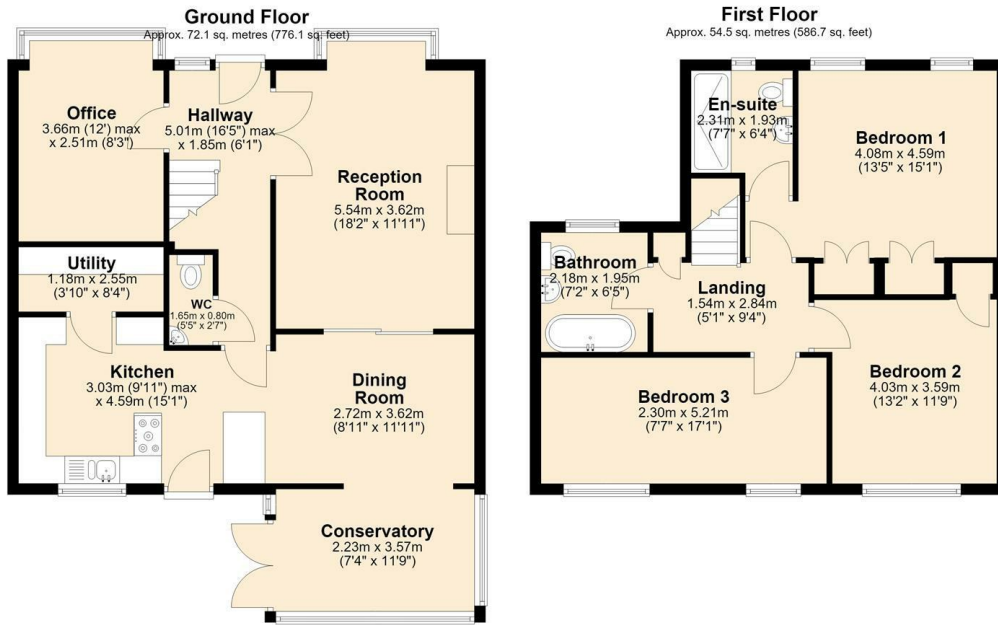
### School catchment areas

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

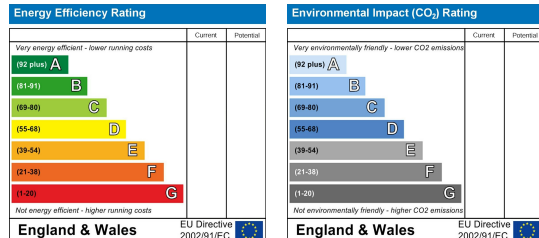


Total area: approx. 126.6 sq. metres (1362.8 sq. feet)

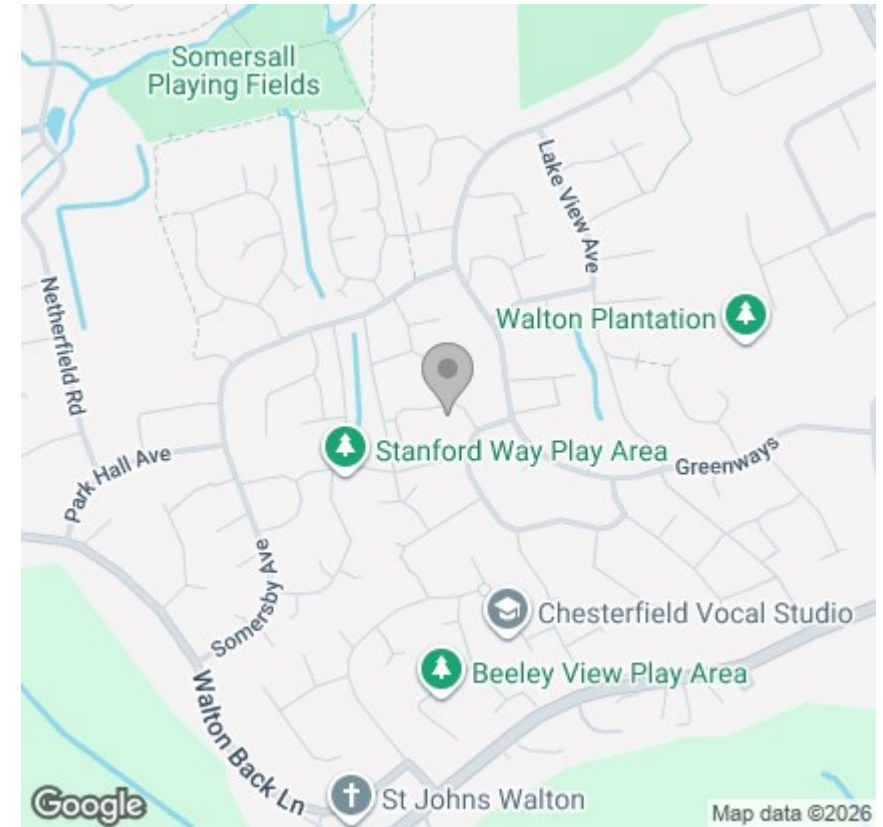
## Viewing

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



## 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.

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