



75 Whitecotes Lane,  
Walton, S40 3HJ

OFFERS AROUND

£349,950

W  
WILKINS VARDY

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# £349,950

SUPERB 'READY TO MOVE INTO' DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - LOW MAINTENANCE REAR GARDEN

Offered for sale with no chain is this beautifully refurbished detached family home, offering spacious and versatile accommodation throughout. This impressive property boasts two generous reception rooms, ideal for both relaxing and entertaining, complemented by a newly re-fitted kitchen and a separate utility room. A convenient cloakroom/WC completes the layout. On the first floor, there are four well proportioned bedrooms, three of which benefit from fitted storage, alongside a stylish en suite shower room and a contemporary family bathroom.

Externally, the property enjoys an attached garage, driveway parking, and a fully enclosed, low maintenance paved rear garden, which also includes a useful brick built workshop.

Situated in this desirable residential area, the property is well placed for the various amenities in Walton and Brampton, and also well placed for routes into the Town Centre and towards the Peak District.

- SUPERB 'READY TO MOVE INTO' DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN HI-GLOSS FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- SEPARATE UTILITY ROOM & CLOAKS/WC
- FOUR GOOD SIZED BEDROOMS, THREE OF WHICH HAVING FITTED STORAGE
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ATTACHED SINGLE GARAGE & AMPLE DRIVEWAY PARKING
- ENCLOSED LOW MAINTENANCE REAR GARDEN WITH ATTACHED BRICK BUILT WORKSHOP
- NO CHAIN
- EPC RATING: D

### General

Gas central heating  
Mahogany effect uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 125.3 sq.m./1349 sq.ft. (including Garage)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Parkside Community School

### On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

### Entrance Porch

Fitted with laminate flooring and having a door opening to the entrance hall, and a further door opening to a ...

### Cloaks/WC

Having gloss white chrome PVC panelling to the walls and fitted with a white 2-piece suite comprising of a hand wash basin with vanity unit below, and a concealed cistern WC.  
Laminate flooring.

### Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

### Living Room

15'10 x 11'3 (4.83m x 3.43m)  
A spacious front facing reception room having a feature log effect electric suite sat on a marble effect hearth.

### Dining Room

11'9 x 10'0 (3.58m x 3.05m)  
A second good sized reception room having a sliding patio door which overlooks and opens onto the rear patio.

### Kitchen

13'3 x 8'5 (4.04m x 2.57m)  
Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with LED plinth lighting and complementary work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and induction hob with glass splashback and stainless steel extractor hood over.  
Space and plumbing is provided for a dishwasher, and there is space for a fridge/freezer.  
Laminate flooring.

### Utility Room

9'1 x 6'8 (2.77m x 2.03m)  
Being part tiled and fitted with white hi-gloss wall and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine.

Laminate flooring.

A uPVC double glazed door gives access onto the side of the property, and a further door gives access into the garage.

### On the First Floor

### Landing

Having a built-in airing cupboard.

### Bedroom One

13'4 x 9'2 (4.06m x 2.79m)  
A good sized front facing double bedroom having built-in wardrobes with sliding doors. A door gives access into a ...

### En Suite Shower Room

6'7 x 4'5 (2.01m x 1.35m)  
Having gloss white chrome PVC panelling to the walls and fitted with a white 3-piece suite comprising of a corner shower cubicle with electric shower, hand wash basin with vanity unit below, and a concealed cistern WC.  
Laminate flooring and downlighting.

### Bedroom Two

13'10 x 8'9 (4.22m x 2.67m)  
A good sized dual aspect double bedroom having built-in wardrobes with sliding doors. A door from here gives access to a ...

### Dressing Room/Office

6'10 x 3'10 (2.08m x 1.17m)  
A versatile room which could be utilised as an office, and having a door giving access onto the landing.

### Bedroom Three

9'10 x 9'2 (3.00m x 2.79m)  
A rear facing double bedroom having built-in wardrobes with sliding doors.

### Bedroom Four

8'11 x 5'10 (2.72m x 1.78m)  
A rear facing single bedroom.

### Family Bathroom

7'5 x 5'4 (2.26m x 1.63m)  
Having gloss white chrome PVC panelling to the walls and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, hand wash basin with storage below, and a concealed cistern WC.  
Laminate flooring and downlighting.

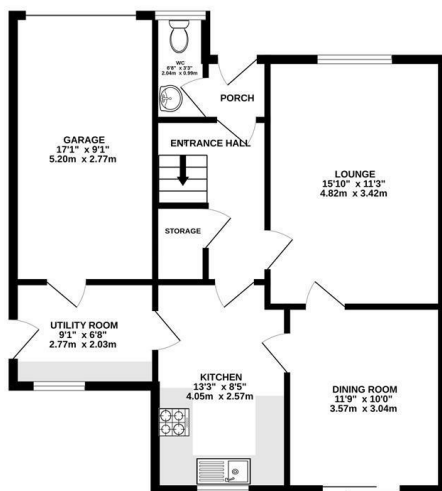
### Outside

There is a substantial block paved frontage providing ample off street parking, which in turn leads to an Attached Single Garage. having an electric roller door and a door into the utility room.

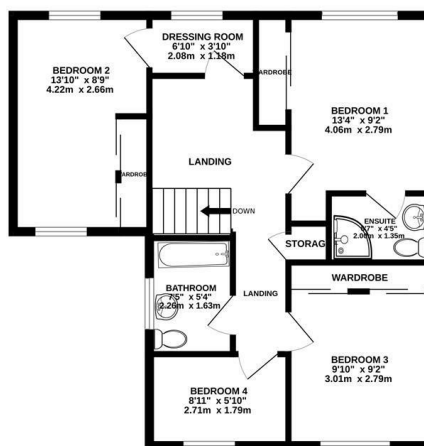
A gate to the right hand side of the property gives access to the rear garden which is paved. There is also an Attached Brick Built Workshop.



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



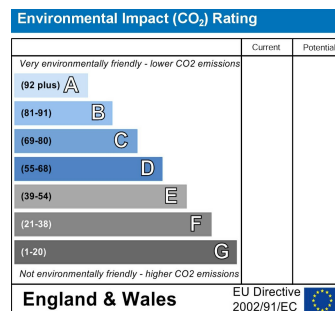
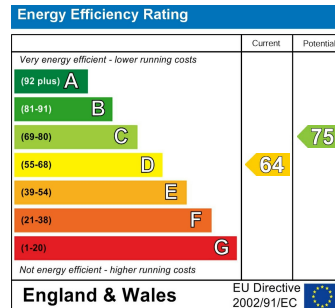
1ST FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWINGS

All viewings are to be arranged through the agent.

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, electric fire, kitchen appliances, shower units, plumbing installations, and electrical 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.

## SCHOOL CATCHMENT AREAS

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

### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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