







## 23 Hoylake Avenue

Walton • Chesterfield • S40 3NQ

£475,000

Welcome to this four-bedroom detached family home, occupying an enviable end-of-cul-de-sac position on a generous wraparound corner plot in the highly sought-after area of Walton. The property is ideally located close to the popular Chatsworth Road, renowned for its excellent selection of independent shops, cafés, restaurants, bars, and everyday amenities. Supermarkets are also within easy reach, while Chesterfield town centre is just a short distance away, offering a wider range of retail, leisure, and dining facilities. The area is particularly popular with families, benefitting from several highly regarded schools. Excellent transport links include convenient access to major road networks, the M1 motorway, and Chesterfield train station. Nearby outdoor spaces include Somersall Park and Walton Dam, making this an ideal family home in a desirable setting. The property is entered into a spacious hallway, which benefits from useful storage. To the right is a versatile front-facing study, ideal as a home office or playroom. Adjacent is a fully tiled ground floor WC, fitted with a vanity wash basin, WC, and heated towel radiator. Straight ahead from the hallway is the kitchen, fitted with a U-shaped range of units and integrated appliances, including an induction hob, double oven, and dishwasher. A large window overlooks the rear garden, while a breakfast bar provides informal seating. Off the kitchen is a separate utility room, fitted with shaker-style units, a sink, space for freestanding appliances, and housing the Ideal Logic combi boiler. An external side door provides access to the rear garden. To the left of the hallway is the living room, a welcoming front-facing reception room featuring a bay window and a gas fire with limestone surround. Sliding doors lead through to the separate dining room, which can also be accessed directly from the kitchen and offers ample space for family dining. From here, further sliding doors open into the conservatory, a bright and airy additional reception space overlooking the rear garden. The conservatory benefits from an electric radiator and patio doors leading outside. To the first floor are four bedrooms and the family bathroom. Bedrooms one and two are positioned at the front of the property. The principal bedroom benefits from fitted wardrobes and a fully tiled three-piece ensuite shower room, fitted with a shower, wash basin, WC, and Bluetooth sensor mirror. Bedroom two is another double room and also benefits from fitted wardrobes. Bedrooms three and four overlook the rear garden, with bedroom three being a further double room and bedroom four a well-proportioned single, ideal as a nursery, dressing room, or home office. The family bathroom is fully tiled and fitted with a four-piece suite comprising a bath, separate electric shower, wash basin, WC, and Bluetooth sensor mirror. Externally, the property enjoys a private and enclosed east-facing rear garden, featuring a large flagged wraparound patio, well-maintained lawn, and mature planted borders. To the side of the property is a greenhouse with power supply. The front garden offers a further flagged seating area and lawn. A detached double garage with electric door is complemented by off-road parking for multiple vehicles.





- Four Bedroom Detached Family House
- End of Cul de Sac Position on a Corner Plot
- Spacious Living Room w/ Bay Window & Fireplace
- Kitchen w/ Integrated Appliances & Breakfast Bar
- Separate Dining Room, Conservatory & Office
- Four Spacious Well Proportioned Bedrooms
- Fully Tiled Bathroom & Ensuite
- Private Rear Garden w/ Patio, Lawn & Greenhouse
- Detached Double Garage & Driveway
- Council Tax Band E

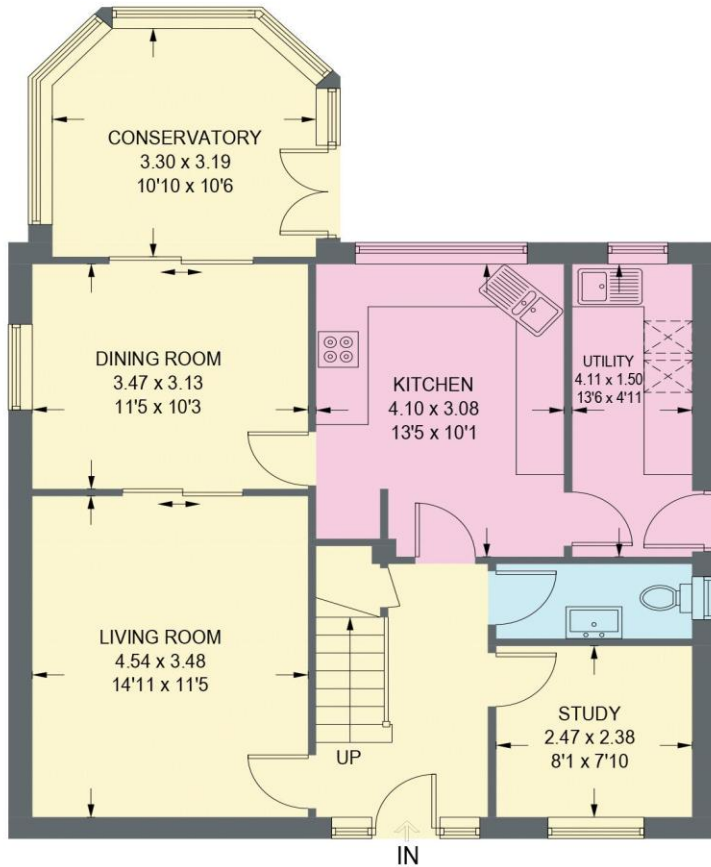


- Red bottle of Lifebuoy soap
- White bar of soap
- Red bottle of Lifebuoy soap
- Black bottle of Lifebuoy soap
- Black bottle of Lifebuoy soap
- Black bottle of Lifebuoy soap

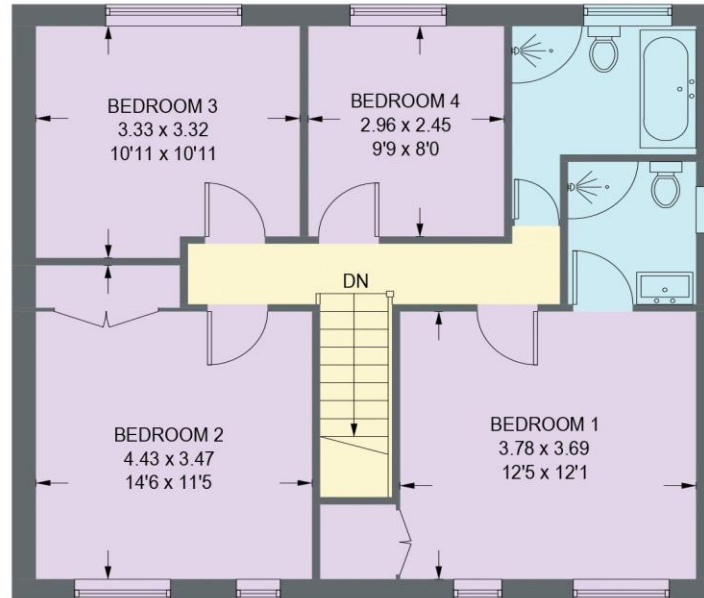


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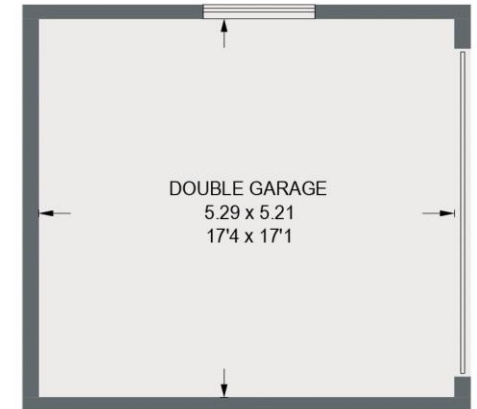
APPROXIMATE GROSS INTERNAL AREA = 167.2 SQ M / 1800.1 SQ FT



**GROUND FLOOR**  
101.9 SQ M / 1096.SQ FT



**FIRST FLOOR**  
65.3 Q M / 703.3 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1314463)



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