



36 Medlock Road,
Walton, S40 3NH

OFFERS IN THE REGION OF

£269,950

W

WILKINS VARDY

£269,950

DETACHED BUNGALOW - CUL-DE-SAC POSITION - LOW MAINTENANCE GARDENS - DETACHED GARAGE

Occupying a cul-de-sac position and offered for sale with no upward chain is this delightful detached bungalow. Spanning an impressive 702 square feet, the property features a fitted kitchen with integrated cooking appliances, and a spacious 'L' shaped lounge/diner with patio door opening onto the attractive enclosed south west facing rear garden. With two double bedrooms and a modern shower room, this is an ideal home for a variety of buyers.

One of the standout features of this property is the ample parking space available, together with a detached single garage, a rare find that adds to the convenience of living in this lovely home.

Situated in a desirable location, this bungalow is close to local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community.

Don't miss the chance to make this delightful property your new home.

- Delightful Detached Bungalow in Cul-de-Sac Position
- Spacious 'L' Shaped Lounge/Diner
- Modern Shower Room
- Detached Single Garage & Ample Off Street Parking
- EPC Rating: D
- Fitted Kitchen with Integrated Cooking Appliances
- Two Double Bedrooms, both with Fitted Furniture
- Attractive Low Maintenance Gardens to both Front and Rear
- NO UPWARD CHAIN

General
Gas central heating (Sime Superior 60 Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 65.2 sq.m./702 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

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

Entrance Hall
Fitted with LVT flooring and having a built-in storage cupboard.

Kitchen
9'2" x 8'1" (2.79m x 2.46m)
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting, complementary work surfaces and upstands.
Inset two bowl sink with mixer tap and downlighting above.
Integrated appliances to include a microwave oven, fridge, freezer, electric oven and a 4-ring gas hob with stainless steel extractor over.
LVT flooring.

'L' Shaped Lounge
20'4" x 18'11" (6.20m x 5.77m)
A spacious 'L' shaped living room which can be accessed via two doors from the entrance door.
This room has a feature fireplace with ornate surround, marble effect hearth and an inset electric fire.
LVT and carpet flooring.
A sliding uPVC double glazed patio door overlooks and opens onto the rear of the property.
A further door from this room gives access to the ...

Inner Hall
Having a built-in airing cupboard housing the hot water cylinder.

Shower Room
Having waterproof boarding to the wall and fitted with a 3-piece suite comprising of a walk-in shower enclosure with an electric shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring.

Bedroom One
13'9" x 8'6" (4.19m x 2.59m)
A good sized front facing double bedroom, having a range of built-in wardrobes along one wall.

Bedroom Two
11'8" x 10'6" (3.56m x 3.20m)
A front facing double bedroom having a range of fitted bedroom furniture to include wardrobes, overbed storage, shelving and bedside cabinets.

Outside
To the front of the property there is an attractive garden laid with artificial turf and having a decorative gravel bed with shrubs and planted border with rockery.

A block paved driveway provides ample off street parking and leads to a Detached Brick Built Single Garage.

A gate at the top of the driveway opens to the low maintenance rear garden, which again is laid with artificial turf and has a decorative pebbled side border interspersed with shrubs. There is also a garden shed.



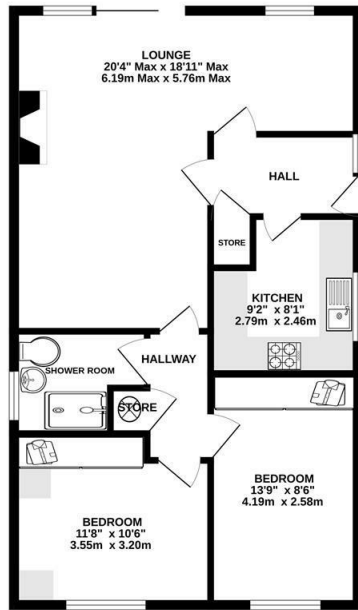
aprift
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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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 unit, 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.

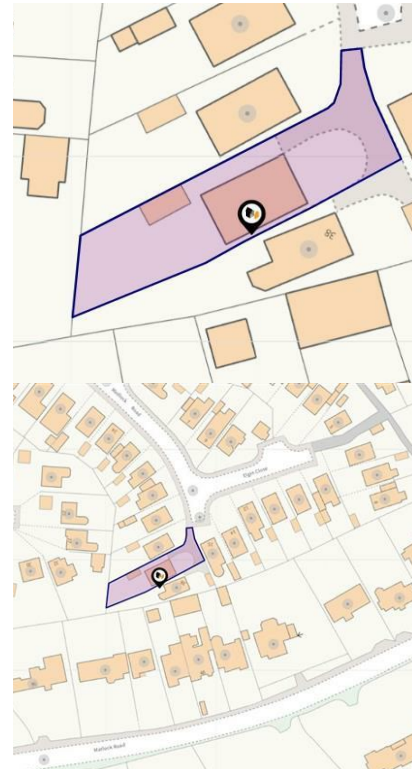
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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