

wards
estate agents

29 Whitecotes Park,
Walton, Chesterfield, S40 3RT

Offers in the region of £375,000

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Walton, Chesterfield, S40 3RT

Offered to the Open Market with NO CHAIN & IMMEDIATE POSSESSION!

Internal viewing is imperative to fully appreciated this outstanding beautifully presented and maintained FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, situated in this enviable position within this extremely popular residential development, perfectly placed for schools, bus routes, Queens Park Leisure Centre, Chesterfield town centre and yet on the perimeter of the National Peak Park and great commuter road links via the A61/A617/M1 motorway.

Impeccably decorated interior offers over 1400 square feet of family accommodation which benefits from gas central heating (Condensing Combi new in 2024) and uPVC double glazing. On the ground floor entrance hall, refitted cloakroom/WC, reception room with front bay, dining room leading into Conservatory. Impressive breakfasting kitchen with integrated appliances.

On the first floor Principal bedroom with built in wardrobes ad luxury fully tiled en suite shower room, two further double bedroom with built in wardrobes, versatile fourth bedroom which is currently used as office with built in furniture, fully tiled luxury family bathroom with 3 piece suite.

Front block paved driveway leads to the property and provides ample car parking spaces. Driveway is owned by the vendors but allows a right of vehicle access to the neighbour. Integral Garage and side mature border with shrubs and plum decorative slate. Side secure gate leads to the rear gardens.

Privately enclosed landscaped gardens which have substantial walled and fenced boundaries. Paved patio, well tended area of lawn and further corner sun patio. Fully stocked with an abundance of plants and well established trees and shrubbery. A perfect setting for social & family outside entertaining. External electrical socket. Water tap and security lighting to the side and rear.

ADDITIONAL INFORMATION

This property is now vacant and most of the furnishings have now been removed. We are awaiting revised photographs.

Additional Information

Gas Central Heating-Worcester Bosch Condensing Combi boiler (new in 2024)
uPVC Double Glazed windows/facias/soffits/guttering
Security Alarm System
Gross Internal Floor Area-134.1Sq.m/1443.6Sq.Ft.
Council Tax Band -E
Secondary School Catchment Area -Parkside Community School





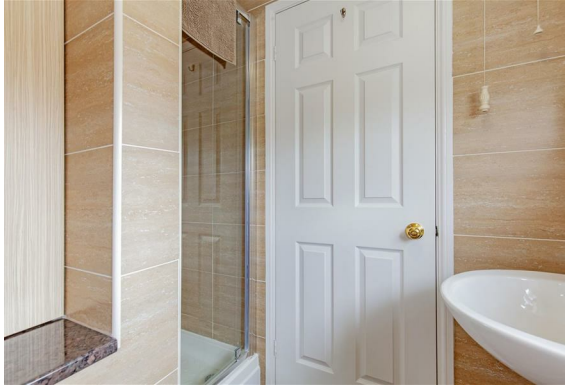




















Entrance Hall
18'10" x 5'10" (5.74m x 1.78m)
Front wooden entrance door into the hallway. Stairs to the first floor.

Re-fitted Cloakroom/WC
6'2 x3'0 (1.88m x0.91m)
Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Reception Room
11'3" x 9'11" (3.43m x 3.02m)
Beautifully presented and recently redecorated family reception room with front aspect bay window. Feature fireplace with marble back and hearth and electric fire(fitted in 2020) French doors lead into the dining room.

Dining Room
11'3" x 9'11" (3.43m x 3.02m)
Good sized dining room with patio doors leading into the Conservatory.

uPVC Conservatory
9'3" x 8'8" (2.82m x 2.64m)
Withe newly fitted glazing panels in 2024. Laminate flooring. French doors lead out on the rear landscaped gardens.

Impressive Breakfast Kitchen
11'2" x 10'11" (3.40m x 3.33m)
Comprising of a superb range f Cream fronted base and wall units with wall glass display cupboards with lighting. Complimentary work surfaces with upstands. Inset wink with mixer tap. Integrated electric double oven, ceramic hob and chimney extractor above. Integrated dishwasher, washer and fridge. Door into the garage. Side uPVC door (new in 2023) Useful under stairs store cupboard. Quality Karndean flooring.

First Floor Landing
9'0" x 5'8" (2.74m x 1.73m)
Access via a retractable ladder to the insulated loft space which is partly boarded.

Principal Double Bedroom
13'9" x 11'5" (4.19m x 3.48m)
Generously proportioned main double bedroom fitted with a range of two double built in wardrobes. Front aspect window.

Luxury En-Suite
6'8" x 5'11" (2.03m x 1.80m)
Being fully tiled and comprising of a 3 piece suite that includes a shower cubicle with electric shower (new in 2024), pedestal wash hand basin and low level WC. Large Linen/toiletry cupboard. Shaver point and chrome heated towel rail.

Rear Double Bedroom Two
14'4" x 9'4" (4.37m x 2.84m)
A second double bedroom with rear aspect window. Built in double wardrobe.

Rear Double Bedroom Three
9'11" x 9'4" (3.02m x 2.84m)
Third double bedroom with rear aspect window. Built in double bedroom.

Front Bedroom Four
8'7" x 7'11" (2.62m x 2.41m)
A versatile spacious fourth bedroom which is currently being used as office (furniture available be negotiation) or use as home working.

Fabulous Family Bathroom
7'6" x 5'6" (2.29m x 1.68m)
Being fully tiled and comprising of a 3 piece suite which includes a shower bath with electric shower and screen (both new in 2024) Low level WC and wash hand basin set in attractive vanity housing. Chrome heated towel rail. Tiled floor.













Integral Garage
17'7" x 8'5" (5.36m x 2.57m)
With lighting and power. Consumer unit. Wall mounted Worcester Bosch Condensing Combi boiler (new in 2024)

Space for freezer and dryer. Up and over door.

Outside
Front block paved driveway leads to the property and provides ample car parking spaces. Driveway is owned by the vendors but allows a right of vehicle access to the neighbour. Integral Garage and side mature border with shrubs and plum decorative slate. Side secure gate leads to the rear gardens.

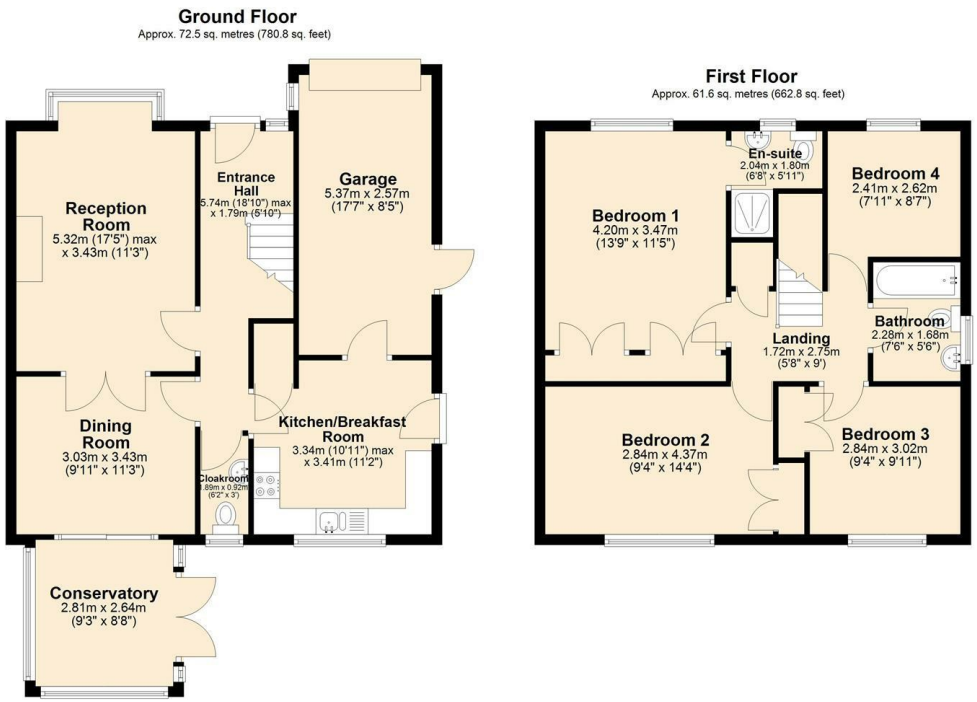
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School catchment areas

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. 134.1 sq. metres (1443.6 sq. feet)

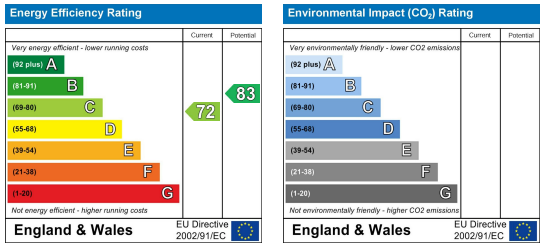
Area Map



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



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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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