



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

**4 Linton Road**  
Walton, Chesterfield, S40 3BP

**Guide price £350,000**



## 4 Linton Road

Walton, Chesterfield, S40 3BP

Guide Price £350,000 - £375,000

Early viewing is imperative to fully appreciate this deceptively spacious **ORIGINALLY BUILT THREE BEDROOM DETACHED BUNGALOW** (currently used as 2 bed with dressing room) which is situated within this extremely popular residential location convenient for local amenities, shops, post office, bus routes and within easy access of the countryside and National Peak Park.

Well presented interior benefits from uPVC double glazing, fascias, soffits and end ridges, gas central heating (combi boiler newly installed 2023 & serviced) and includes entrance hall, integrated dining kitchen with new appliances in 2023, reception room, conservatory, principal double bedroom with original 3rd bedroom now used as dressing room/study, second double bedroom and superb re-fitted family bathroom with 3 piece suite

Outside there is a fabulous front block paved frontage which provides ample parking for several vehicles or caravan standing. Large carport to the side and rear detached single garage. Good sized enclosed low maintenance rear stone paved garden area with additional multi colour pebble area.

Early viewing is highly recommended!







### Additional Information

Gas Central Heating -Vaillant Combi boiler- newly installed in 2023 with 10 year warranty and Home Care Service Plan  
uPVC Double Glazing/fascia's/soffits/end ridges  
Cavity Wall Insulation  
New Consumer Unit 2023  
Loft Insulation  
Gross Internal Floor Area - 96.6 Sq.m/ 1039.7 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area-Brookfield Community School

### Side Entrance Hall

14'11" x 2'10" (4.55m x 0.86m)  
uPVC entrance door. Access to the attic space. Coats cupboard. Vaillant Combi boiler- newly installed in 2023 with 10 year warranty and Home Care Service Plan

### Kitchen/ Dining Room

19'9" x 9'9" (6.02m x 2.97m)  
Comprehensive range of base and wall cupboards with complimentary work surfaces over with inset Ceramic Sink with tiled splash backs. Integrated Zanussi electric oven & Gas Hob & Extractor Fan (New in 2024) Space for washing machine and fridge/freezer. Integrated dishwasher (new in 2023) Tiled floor with under floor heating. Breakfast Bar Area.

### Reception Room

18'3" x 10'9" (5.56m x 3.28m)  
Generously proportioned family living room with both front and side aspect windows. Feature contemporary fireplace with gas-fire. French doors to the hallway.

### Conservatory

9'6" x 9'3" (2.90m x 2.82m)

### Rear Double Bedroom One

10'6" x 7'11" (3.20m x 2.41m)

Rear aspect double bedroom which is accessed currently via the dressing room. Range of fitted wardrobes

Dressing room was originally bedroom 3 and could easily be converted back if required.

### Dressing Room

7'6" x 7'2" (2.29m x 2.18m)

Originally third bedroom now used a dressing room leading to bedroom 1. Could be converted back to third bedroom if required.







### **Rear Double Bedroom Two**

13'1" x 9'11" (3.99m x 3.02m)

Second double bedroom with patio doors giving access to the Conservatory.

### **Superb Re-Fitted Bathroom**

8'6" x 5'7" (2.59m x 1.70m)

A fabulous refitted bathroom with complimentary wall panelling. Comprises of a 3 piece suite which includes shower bath and screen with electric shower. Pedestal wash hand basin and low level WC. Chrome heated towel rail and mirror wall cabinet.

### **Detached Garage**

17'6" x 8'8" (5.33m x 2.64m)

Having light and power and remote door. Large side carport area with double wrought iron gates that lead onto the front driveway.

### **Outside**

Outside there is a fabulous front block paved frontage which provides ample parking for several vehicles or caravan standing. Carport to the side and rear detached single garage. Good sized enclosed low maintenance rear stone paved garden area with additional multi colour pebble area. Enclosed Cat Pen to the rear garden.

Summer House with power is available by separate negotiations.

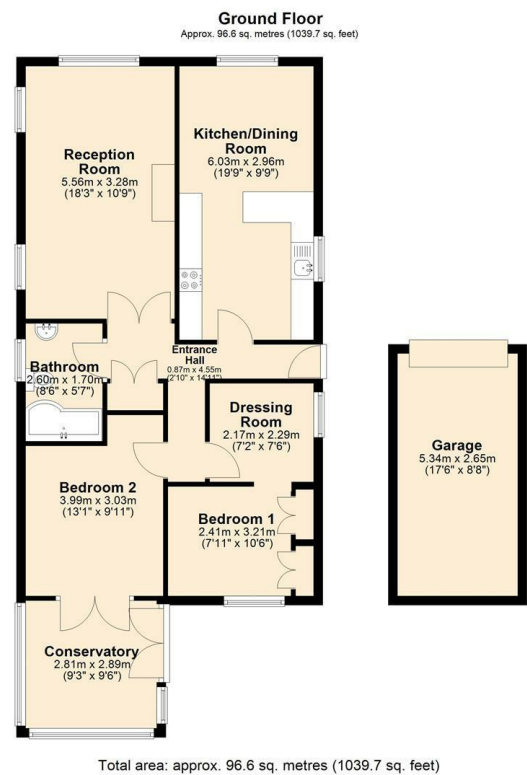
### **School catchment areas**

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.



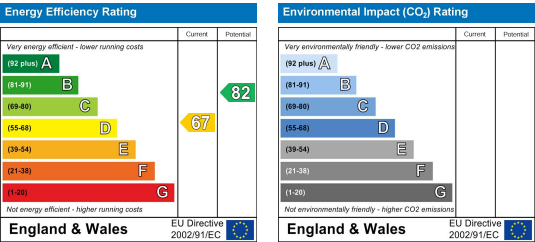
Floor Plan



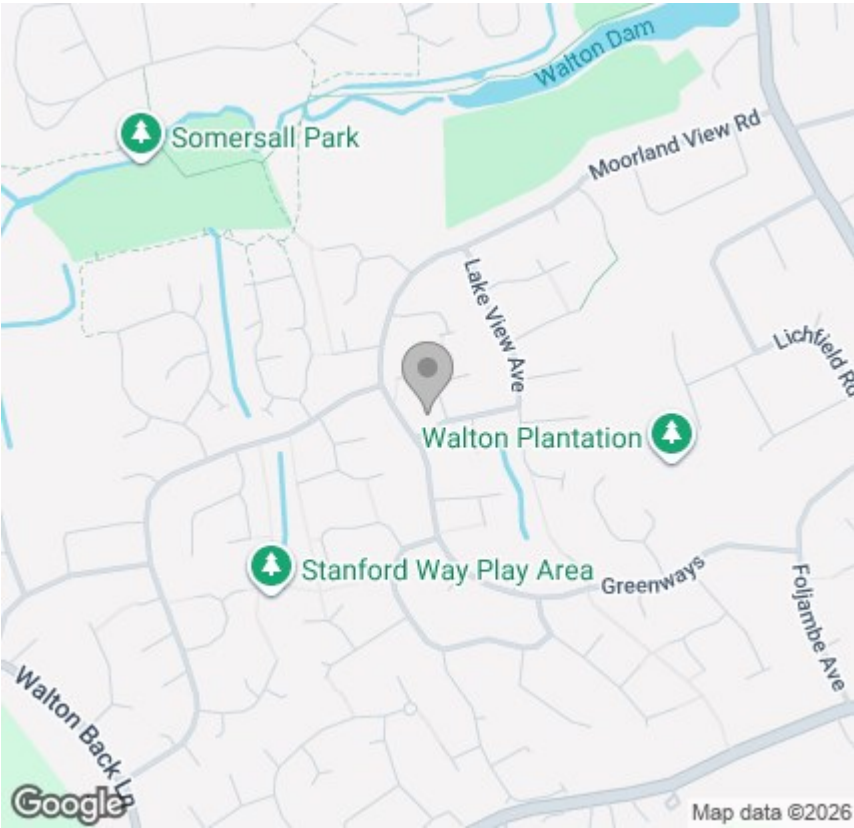
Viewing

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.

