



Thorndon Way, Walton, Chesterfield, Derbyshire S40 3DW

 **3**  **2**  **1**  **D**

Offers In The Region Of £325,000

P I N E W O O D



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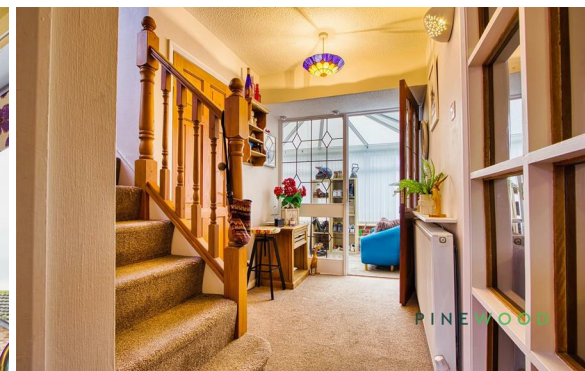


Offers In The Region Of £325,000

**3 bedrooms
2 bathrooms
1 receptions**

■ **NO CHAIN**

- 2 DOUBLE BEDROOMS, 1 SINGLE BEDROOM OR OFFICE SPACE
- 1 MAIN FAMILY BATHROOM AND 1 LOVELY DOWNSTAIRS WC
- HUGE OPEN PLAN RECEPTION ROOMS, PERFECT SPACE FOR THE FAMILY
 - LOCATED IN THE LOVELY AREA OF WALTON IN CHESTERFIELD
 - BUILT IN 1975 AND IN OUTSTANDING CONDITION
- CLOSE TO LOCAL AMENITIES, LESS THAN 10 MINUTES TO THE CENTRE OF CHESTERFIELD
- EASY ACCESS TO TRANSPORT LINKS, CLOSE TO THE M1 FOR COMMUTING
- IDEAL FAMILY HOME WITH AMPLE SPACE, ENCLOSED GARDEN AND A LARGE DETACHED GARAGE
- FREEHOLD - COUNCIL TAX BAND: C





****NO CHAIN - THIS STUNNING HOME HAS A WARM AND TIMELESS FEEL, WITH SPACE AND PRACTICALITY ENABLING ANY BUYER - FEATURING A DETACHED GARAGE AND A PICTURESQUE NATURE NOOK GARDEN...****

Step inside a home that instantly feels like the one you've been searching for. Tucked away on the ever-popular Thorndon Way in Walton, this inviting detached property offers a rare mix of comfort, space and that unmistakable sense of "this is what I've been searching for."

Offering 1,096 sq ft of well-planned living, the house delivers generous proportions throughout. A large welcoming reception room creates a perfect zone for unwinding, hosting friends, or simply enjoying quiet evenings in. The kitchen is both stylish and practical—an easy place to enjoy cooking again; even entertaining guests or feeding the family is transformed into a pleasant endeavour.

Upstairs, three well-sized bedrooms ensure everyone has their own sanctuary with bedrooms 1 & 2 featuring built in wardrobes, while two bathrooms keep family mornings running smoothly. Originally built in 1975 and beautifully maintained since, the home has a warm, timeless feel that instantly puts you at ease.

Outside, parking for up to three cars is a real advantage in such a sought-after spot, with the garage having space for 1 car and electricity. Walton's friendly community, excellent amenities, and proximity to Chesterfield all add to the appeal, making this a location where day-to-day life simply works.

Whether you're upsizing, settling down or seeking a quieter pace, this Thorndon Way property offers a fantastic opportunity to plant roots somewhere truly special. Come and see how easily you can picture yourself living here.

Video tour available!

****Contact Pinewood Properties for more information or to book a viewing****

Lounge / Dining Room

19'5" x 12'5" (5.92m x 3.78m)

This spacious lounge and dining room is bathed in natural light from a large window with decorative stained glass panels. With ceiling fans adding to the comfort, while the room features a traditional fireplace with a cream surround, creating a warm focal point. The space is carpeted in a soft, warm tone, complementing the neutral walls and offering plenty of room for seating and dining arrangements. The dining end of the room features a lovely set of French doors and uPVC windows that over look the beautiful garden area, creating a seamless transition for indoor - outdoor living.

Kitchen

7'1" x 12'1" (2.16m x 3.69m)

The kitchen offers a charming, traditional feel with wooden cabinetry and contrasting black work surfaces. It is equipped with essential appliances including a freestanding cooker, washing machine, and dishwasher. A sizeable window above the sink overlooks the rear garden, inviting plenty of daylight and offering pleasant views of nature. The kitchen leads directly to the garden through a side door, enhancing practicality and flow.

Sun Room

8'2" x 10'3" (2.49m x 3.12m)

The sun room is a bright and inviting space with a pitched roof and large windows draped with vertical blinds, allowing for plenty of natural light. The neutral carpet and simple décor provide a versatile area that could be used for relaxing or storage, with easy access to the front via an external door.

Entrance Hall

The entrance hall is welcoming and practical, with a carpeted floor and stairs leading to the first floor. The space is decorated with light walls and has a decent storage area beneath the stairs. A window beside the front door allows natural light to filter in, while the hall provides access to the lounge/dining room, kitchen and a downstairs WC.

WC

5'5" x 3'3" (1.66m x 0.99m)

The downstairs WC is fully tiled with neutral, beige marble-effect tiles and includes a white vanity unit with a corner basin and a modern toilet. A frosted window provides privacy while allowing light to enter, and a heated towel rail adds a practical touch.

Landing

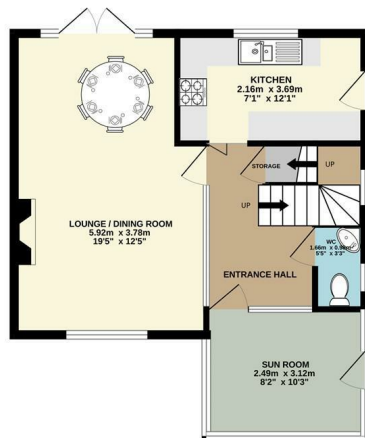
The landing area on the first floor is carpeted and provides access to three bedrooms and the family bathroom. It features a window that fills the space with natural light, and the wooden balustrade matches the stairway below, maintaining a consistent style throughout.



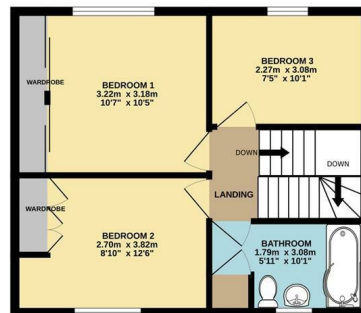
GARAGE
14.4 sq.m. (155 sq.ft.) approx.



GROUND FLOOR
46.6 sq.m. (502 sq.ft.) approx.

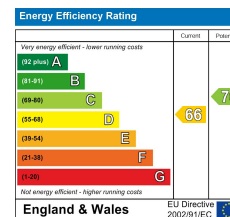


1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 101.8 sq.m. (1096 sq.ft.) 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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Bedroom 1

10'7" x 10'5" (3.22m x 3.18m)

Bedroom 1 is a well-proportioned double room featuring a large window that lets in ample daylight. The room benefits from a built-in wardrobe offering good storage space, with neutral décor and carpeted flooring providing a restful atmosphere.

Bedroom 2

8'10" x 12'6" (2.70m x 3.82m)

Bedroom 2 is a comfortable double room featuring a window that offers views outside and a built-in wardrobe for storage. The room is carpeted and decorated in neutral tones, creating a calm and inviting space.

Bedroom 3

7'5" x 10'1" (2.27m x 3.08m)

Bedroom 3 is a cosy single room with a window that provides natural light. It features neutral décor and carpeting, offering a quiet space ideal for study or rest.

Bathroom

5'11" x 10'1" (1.79m x 3.08m)

The family bathroom is fully tiled with light beige tiles and fitted with a white suite including a bath with a shower screen, pedestal basin, and toilet. A window allows natural light into the space, and the room is bright and clean, meeting practical family needs.

Rear Garden

The rear garden is a delightful outdoor space that features a well-maintained lawn bordered by mature shrubs and trees, creating a private and peaceful atmosphere. A paved patio area adjacent to the house provides an ideal spot for outdoor dining and relaxation, surrounded by colourful plants and garden ornaments. There is also a small decking area with seating, perfect for enjoying the nature nook from different perspectives.

Garage

17'6" x 8'10" (5.33m x 2.70m)

The garage is a single, detached unit with ample space for one car and electricity. It features a front entrance door and is situated alongside the property with easy access from the driveway.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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