



Sandiway, Walton, Chesterfield, Derbyshire S40 3HG

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EPC D

£450,000

PINWOOD

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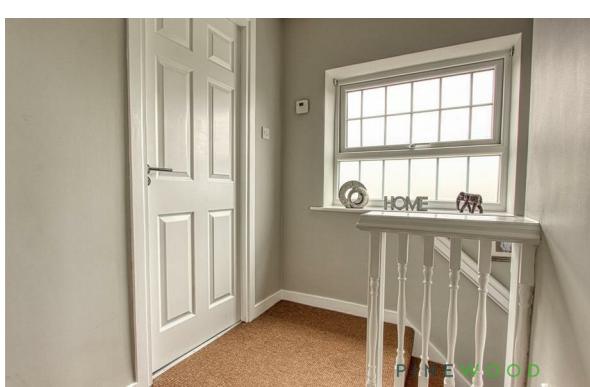
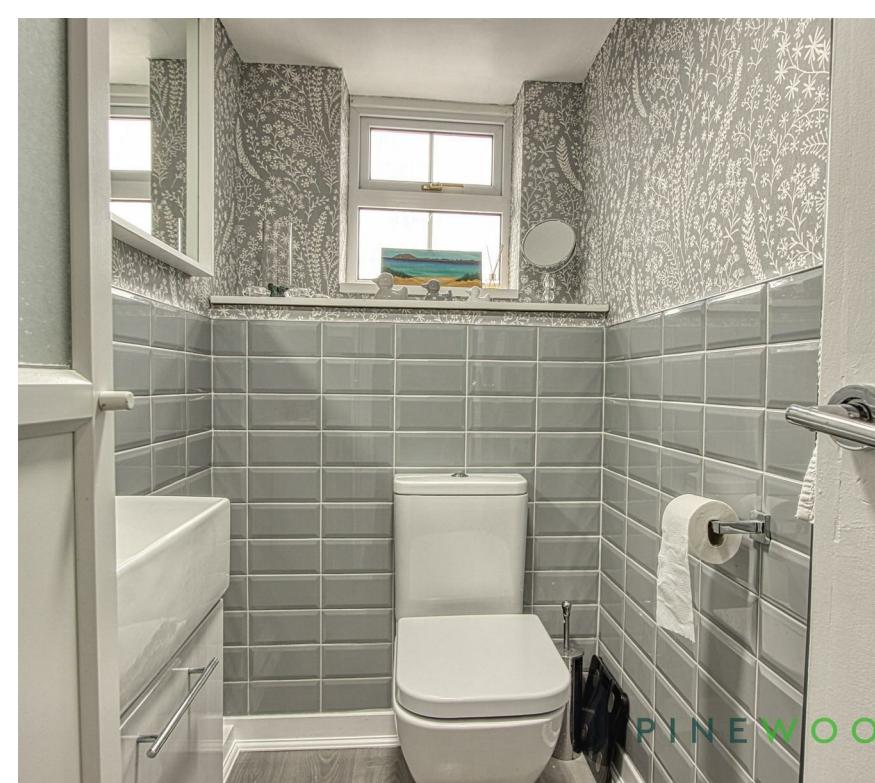


£450,000

**4 bedrooms
2 bathrooms
1 reception**

- GENEROUS CORNER PLOT
- SOUGHT AFTER SUBURB OF WALTON
- LANDSCAPED TIERED GARDENS TO THREE SIDES
- DOUBLE DETACHED GARAGE AND TWO DRIVEWAYS
- MODERN FITTED KITCHEN/DINER
- GROUND FLOOR W.C/CLOAKROOM
- ENSUITE TO BEDROOM ONE
- CUL DE SAC LOCATION
- COUNCIL TAX BAND D
- FREEHOLD





WARMTH, STYLING AND ELEGANCE, are just three words that spring to mind with this superb FOUR bedroom detached property. This home is a real credit to the current owners with many features carefully considered and updated throughout.

As you arrive you will notice an attractive façade and the recently installed driveway with carefully maintained gardens to the front. Through the side gate you are greeted with a beautifully landscaped garden and a double detached garage with remote controlled door.

Upon internal inspection you will see this spacious and modern style accommodation is ready to move in, the property is bursting with light and is located on a corner plot. The lounge is spacious and has a lovely bow window the front aspect, off the hallway is a newly appointed WC and access to the modern fitted kitchen/diner and a further utility room currently used as a home office.

The first floor is host to FOUR good size bedrooms with the master having an Ensuite, furthermore there is a stylish family bathroom presented to an excellent standard.

With easy access to the Peak District, Chesterfield town centre and popular schools thanks to the regular transport links nearby. This property falls within the catchment area for the highly sought after Brookfield School.

VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFO

ENTRANCE HALL

With laminate flooring and a central heating radiator and access to the ground floor rooms and staircase.

KITCHEN / DINER

26'2" x 9'10" (7.98 x 3.02)

A newly appointed modern fitted kitchen for the budding chef that features composite laminate worktops with tiled splash backs, 2 x full sized NEFF Slide and Hide single ovens, an integrated stainless steel sink and drainer with swan neck style mixer with a pull out spray, with integrated dish washer, washing machine and NEFF induction hob with extractor, there has been enough room considered at the end of the units for a free standing American style fridge freezer. Towards the dining side of the kitchen is a lovely breakfast bar with further kitchen units tucked neatly beneath. The dining area will fit a good size table with chairs and has double doors that open to the rear, with the benefit of downlighters, central heating radiators, storage under the stairs and access to the utility room currently used as a home office.

LOUNGE

17'1" x 12'2" (5.21 x 3.71)

A spacious lounge with a large bow window that brings in lots of natural light, the focal point of the room will be the lovely fire and surround, with central heating radiator and laminate flooring.

GROUND FLOOR W.C/COAKROOM

7'10" x 3'9" (2.40 x 1.16)

A very modern cloakroom with low flush WC, ceramic vanity sink, tiled splash back, fitted storage, uPVC window with opaque glass, a towel radiator and laminate flooring.

BEDROOM ONE

11'1" x 11'5" (3.65 x 3.50)

With a uPVC window to the front aspect, fitted carpet, central heating radiator and access to the Ensuite.

ENSUITE

6'2" x 3'0" (1.89 x 0.93)

With a corner shower cubicle that has modern lighting and a rainfall mixer shower, low flush WC, vanity sink and unit, fitted storage and laminate flooring.

BEDROOM TWO

11'0" x 10'11" (3.66 x 3.34)

To the front aspect with uPVC window, central heating radiator and fitted carpet.

BEDROOM THREE

11'3" max x 8'2" (3.44 max x 2.49)

With uPVC window, central heating radiator and fitted carpet.

BEDROOM FOUR

8'3" x 7'3" (2.54 x 2.23)

With uPVC window, central heating radiator and fitted carpet.

FAMILY BATHROOM

6'11" x 5'5" (2.11 x 1.66)

With downlighters, floor to ceiling tiling, a vanity sink unit, low flush WC, a bath tub with integrated rainfall mixer shower, bi-fold shower screen, a towel radiator, uPVC window with opaque glass and laminate flooring.

DOUBLE GARAGE WITH STORE

17'1" x 15'7" (5.21 x 4.76)

With up and over door.

OUTSIDE

Having a drive to the front aspect and a driveway to the side aspect giving access to the detached double garage, there is car standing for multiple vehicles.

The garden is split level and landscaped with lawn areas, mature trees and shrubs giving a level of privacy to the dedicated patio and barbecue area.



TOTAL FLOOR AREA : 137.4 sq.m. (1479 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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GENERAL INFORMATION

Tenure: FREEHOLD
Energy Performance Rating: D
Total Floor Area: 1530.5 sq ft / 142.2 sq m
Council Tax Band D
Gas Central Heating
uPVC Double Glazing

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	59
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(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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