



59 Orchards Way,
Walton, S40 3DA

OFFERS IN THE REGION OF

£239,500

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WILKINS VARDY

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£239,500

EXTENDED BAY FRONTED SEMI - THREE BEDS - SOUTH WEST FACING REAR GARDEN BACKING ONTO WOODLAND

Nestled in the charming area of Orchards Way, Walton, Chesterfield, this delightful extended semi detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for rest and relaxation. The inviting dual aspect reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house also features a good sized dual aspect kitchen/diner and a well appointed bathroom - the layout of the property being both practical and functional, making it easy to adapt to your lifestyle needs.

Situated in a popular neighbourhood, this home benefits from a sense of community while still being within easy reach of local amenities, schools, and transport links. The surrounding area offers a variety of parks and recreational spaces, ideal for outdoor activities and leisurely strolls.

With its appealing features and prime location, it is a wonderful opportunity for those looking to settle in a friendly and vibrant part of Chesterfield. Do not miss the chance to make this lovely house your new home.

- EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME
- DUAL ASPECT KITCHEN/DINER
- FAMILY BATHROOM
- CAR STANDING SPACE & RESTRICTED ACCESS TO A DETACHED SINGLE GARAGE
- POPULAR & CONVENIENT LOCATION
- SPACIOUS DUAL ASPECT LIVING ROOM
- THREE BEDROOMS
- BROOKFIELD SCHOOL CATCHMENT AREA
- ATTRACTIVE GARDENS TO THE FRONT AND REAR, THE REAR BEING SOUTH WEST FACING
- EPC RATING: TBC

General

Gas central heating (Worcester Greenstar Life 8000 Boiler - Fitted in 2021 and serviced annually)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 72.9 sq.m./785 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

22'2 x 10'8 (6.76m x 3.25m)

A spacious dual aspect reception room, having a bay window overlooking the front of the property, and uPVC double glazed French doors which overlook and open onto the rear garden.

This room also has a feature stone fireplace with an inset living flame coal effect gas fire, the fireplace extending to the sides to provide TV/display standing.

Extended Kitchen/Diner

19'8 x 7'11 (5.99m x 2.41m)

A dual aspect room, being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink.

Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.

Vinyl and carpet flooring.

A door gives access to a useful under stair store.

A uPVC double glazed door gives access onto the side of the property.

Note: There are no radiators in the kitchen, instead there is a Mison Hot Air Flow System

On the First Floor

Landing

Having a built-in over stair storage cupboard.

Loft access hatch to fully boarded roof space with lighting.

Bedroom One

10'8 x 10'6 (3.25m x 3.20m)

A good sized front facing double bedroom.

Bedroom Two

10'8 x 10'5 (3.25m x 3.18m)

A good sized rear facing double bedroom having a built-in storage cupboard housing the gas boiler.

Bedroom Three

6'3 x 6'3 (1.91m x 1.91m)

A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

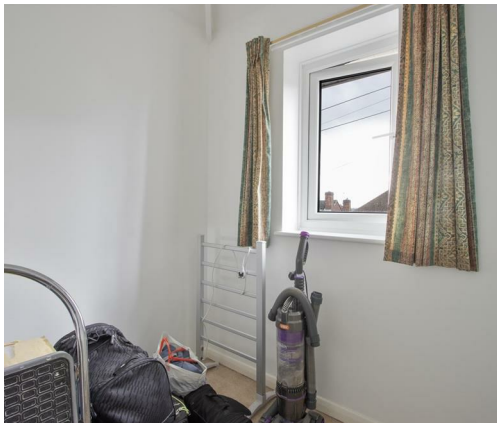
Outside

To the front of the property there is a lawned garden with borders of mature shrubs and plants. A concrete driveway provides car standing space for one vehicle.

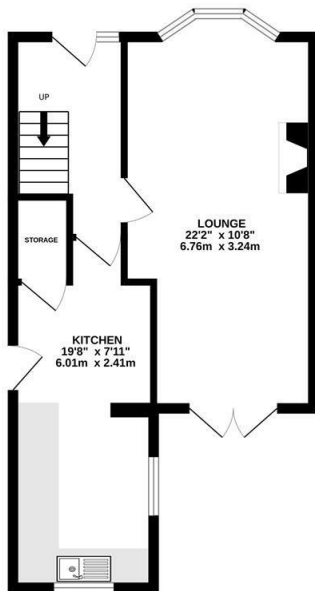
The driveway continues down the side of the property (restricted access) to a Detached Single Garage which has an 'up and over' door, side personnel door and power.

To the rear of the property there is an enclosed south west facing garden comprising of a paved patio with a couple of steps leading up to a good sized lawn with decorative gravel bed, mature bushes and trees. A stepping stone path leads to a further paved patio with garden shed.

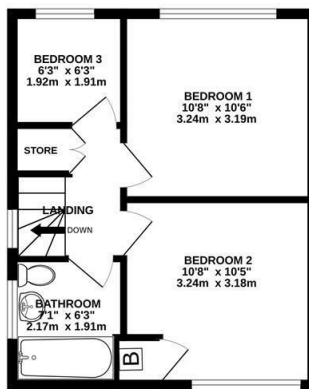
Beyond here there is a gate which opens to the woodland.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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RICS



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, gas fire, 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 Brookfield 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.



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