



80 Hazel Drive,  
Walton, S40 3EQ

£240,000

W  
WILKINS VARDY

# £240,000

TWO BED DETACHED BUNGALOW - CUL-DE-SAC POSITION - POPULAR LOCATION

Occupying a popular cul-de-sac position is this delightful detached bungalow which offers an impressive 728 square feet of well proportioned accommodation. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. There is also a dual aspect kitchen, two double bedrooms, a conservatory which overlooks the attractive rear garden and a shower room, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat. Outside, there is a detached single garage and driveway parking.

The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for those looking to settle in Chesterfield.

This bungalow presents an excellent opportunity for anyone seeking a low maintenance lifestyle without compromising on space or comfort. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming bungalow your new home.

- DETACHED BUNGALOW IN POPULAR CUL-DE-SAC POSITION
- TWO DOUBLE BEDROOMS, ONE WITH FITTED WARDROBES
- DUAL ASPECT KITCHEN
- SPACIOUS LIVNG ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- SHOWER ROOM/WC
- DETACHED GARAGE & DRIVEWAY PARKING
- ATTRACTIVE ENCLOSED REAR GARDEN
- EPC RATING: C

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 67.7 sq.m./728 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

A side entrance door opens into the ...

## Kitchen

15'6 x 7'2 (4.72m x 2.18m)

A dual aspect room, fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine and a slimline dishwasher.

Space is also provided for a fridge/freezer and a freestanding cooker with fitted glass splashback.

A sliding door gives access into the ...

## Living Room

17'11 x 12'3 (5.46m x 3.73m)

A spacious front facing reception room. A sliding door gives access into a ...

## Inner Hall

## Bedroom One

13'2 x 8'7 (4.01m x 2.62m)

A good sized rear facing double bedroom.

## Shower Room

7'5 x 6'4 (2.26m x 1.93m)

Being fully tiled and fitted with a 3-piece suite comprising of a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Built-in cupboard.

Tiled floor.

## Bedroom Two

10'7 x 8'11 (3.23m x 2.72m)

A rear facing double bedroom having a range of fitted wardrobes with sliding doors. A uPVC double glazed door gives access into the ...

## Brick/uPVC Double Glazed Conservatory

12'8 x 11'1 (3.86m x 3.38m)

A good sized conservatory, fitted with vinyl flooring and having a uPVC double glazed sliding patio door which overlooks and opens to the rear garden.

## Outside

To the front of the property there is a low maintenance plum slate garden interspersed with shrubs.

A block paved and tarmac driveway provides ample off street parking and leads to a Detached Single Garage.

The attractive enclosed rear garden comprises of a lawn with planted borders and a paved patio.

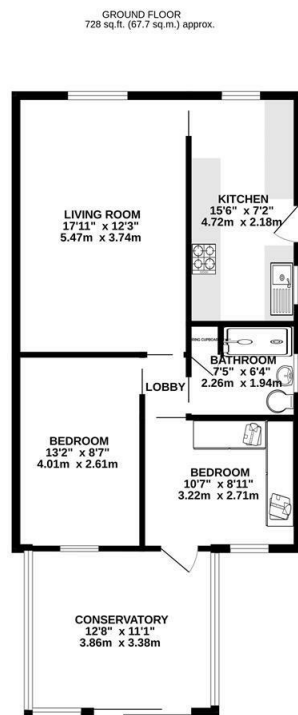


Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) 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 misstatement. 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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## 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, 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 Parkside 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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 69                      |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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