



118 Foljambe Avenue,
Walton, S40 3EX

OFFERS IN THE REGION OF

£320,000

W

WILKINS VARDY

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BAY FRONTED DETACHED BUNGALOW - RE-FITTED KITCHEN - ATTRACTIVE LANDSCAPED GARDENS

Located on Foljambe Avenue, Walton is this immaculately presented, bay fronted detached bungalow which offers 857 sq.ft. of well proportioned accommodation. The property features two good sized reception rooms, the living room having French doors opening onto the attractive, landscaped rear garden, as well as a modern re-fitted breakfast kitchen. The bungalow also boasts two double bedrooms, both having built-in storage, a versatile study/office, and a modern shower room. Outside, there is driveway parking for two vehicles.

With its single storey layout, this bungalow is perfect for those looking for easy access and a low maintenance lifestyle, therefore attracting a variety of buyers.

Located in a popular residential area, the property is well placed for accessing the local amenities in Walton and Brampton, and readily accessible for routes into the Town Centre and towards the Peak District.

- Well Appointed Bay Fronted Detached Bungalow
- Two Good Sized Reception Rooms
- Study/Office
- Re-Fitted Dual Aspect Breakfast Kitchen
- Two Double Bedrooms, both with Built-in Storage
- Modern Shower Room
- Driveway Parking for Two Vehicles
- Attractive Landscaped Gardens
- Brookfield School Catchment Area
- EPC Rating: TBC

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 79.6 sq.m./857 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed front entrance door with matching glazed side panels opens into a ...

Entrance Hall

With loft access hatch.

Bedroom One

11'7 x 10'2 (3.53m x 3.10m)
A good sized bay fronted double bedroom having a range of built-in wardrobes.

Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.
Built-in storage cupboard.
Tiled floor.

Bedroom Two

11'2 x 9'4 (3.40m x 2.84m)
A rear facing double bedroom having a built-in double wardrobe.

Study/Office

6'9 x 4'11 (2.06m x 1.50m)
A versatile rear facing room.

Living Room

14'0 x 12'0 (4.27m x 3.66m)
A good sized dual aspect living room having a feature fireplace with an inset electric fire.
uPVC double glazed French doors overlook and open onto the rear of the property.
A door from here gives access into the kitchen, and a further set of glazed French doors give access into the ...

Dining Room/Snug

13'7 x 12'0 (4.14m x 3.66m)
A good sized bay fronted reception room having a feature marble fireplace with an electric fire.

Re-Fitted Breakfast Kitchen

10'4 x 9'2 (3.15m x 2.79m)
A dual aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with glass splashback and a concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear garden.

Outside

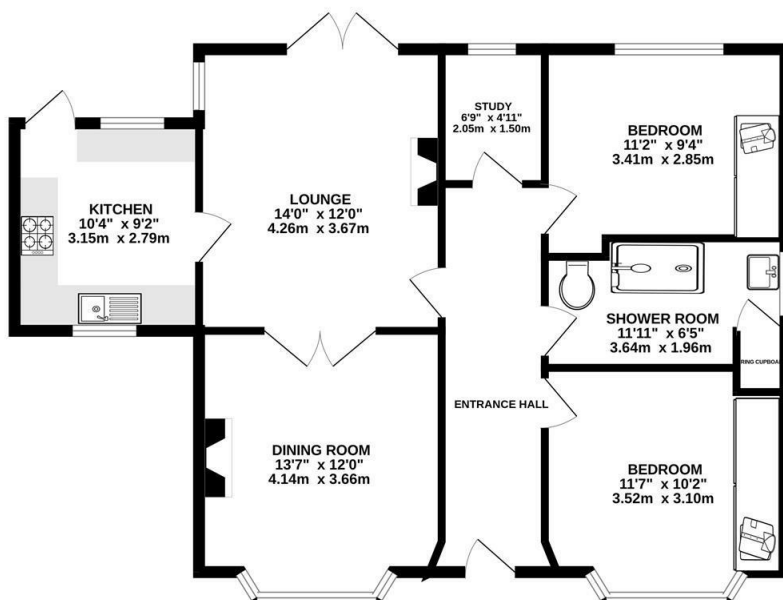
Double gates to the front of the property open onto a tarmac driveway providing off street parking for two cars. There is also an attractive lawned garden with borders of plants and shrubs.

To the rear of the property there is a landscaped garden comprising of a large paved patio area with two raised stone planted beds and a garden shed. There are two decorative gravel beds with trees and a step down to the lawn which has mature planted borders.



GROUND FLOOR

857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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 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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RICS

Relocation
agent
network

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, electric fires, kitchen appliances, 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 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		
(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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