62 Walgrove Road,
Walton, S40 2DR

OFFERS IN THE REGION OF

£349,950

WILKINS VARDY

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MOTIVATED SELLER - REDUCED TO SELL - FULLY REFURBISHED AND EXTENDED - STUNNING BAY FRONTED DETACHED HOUSE - LANDSCAPED PLOT AND LARGE GARAGE - VIEWING HIGHLY RECOMMENDED - READY FOR IMMEDIATE OCCUPATION AND NO CHAIN

This stylish bay-fronted detached family home on Walgrove Road is finished to an exceptional standard. Highlights include an extended open-plan family kitchen with bi-folds to a landscaped garden, three double bedrooms including an attic suite with en-suite, ample parking and a large garage. Prime location for Chatsworth Road and Brampton.

- STUNNING BAY FRONTED DETACHED FAMILY HOME - MOTIVATED SELLER - REDUCED TO SELL
- COMPLETELY REFURBISHED AND EXTENDED
- BAY FRONTED LOUNGE/SNUG
- SUPERB OPEN PLAN FAMILY KITCHEN WITH BI-FOLD DOORS
- LARGE UTILITY ROOM & WC
- THREE DOUBLE BEDROOMS
- ATTIC SUITE INCLUDING EN-SUITE SHOWER ROOM
- 4 PIECE FAMILY BATHROOM
- LANDSCAPED PLOT WITH AMPLE PARKING AND LARGE BRICK BUILT GARAGE
- NO CHAIN - READY TO MOVE INTO

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 134.7 sq.m./1450 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor
A uPVC double glazed front entrance door opens into a ...

Entrance Hall
Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Bay Fronted Living Room
12'1" x 10'9" (3.7m x 3.3m)
A good sized bay fronted reception room.

Dining Area
12'1" x 11'5" (3.7m x 3.5m)
Being open plan to the main kitchen area and having doors into the ...

Cloaks/WC
Fitted with a white 2-piece suite comprising of a wash hand basin with vanity unit below, and a wall hung concealed cistern WC.
Chrome heated towel rail.
Tiled floor

Utility Room
8'7 x 8'3 (2.62m x 2.51m)
Fitted with a tall unit and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space is provided for a washing machine, and there is also space for a tumble dryer.
Tiled floor.

Open Plan Kitchen/Diner
18'8" x 11'5" (5.7m x 3.5m)
A spacious dual aspect room with large roof lantern and bi-fold doors which overlook and open onto the rear of the property.
Fitted with a range of two tone shaker style wall, drawer and base units with complementary work surfaces, having tiled splashbacks.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and hob with extractor over.
Tiled floor and downlighting.

On the First Floor

Landing
With staircase rising to the First Floor accommodation.

Bedroom Two
11'5" x 12'1" (3.5m x 3.7m)
A good sized rear facing double bedroom.

Bedroom Three
10'9" x 12'1" (3.3m x 3.7m)
A front facing double bedroom with a storage area which could be used as a wardrobe.

4 Piece Family Bathroom
8'6" x 7'6" (2.6m x 2.3m)
Being part tiled and fitted with a contemporary 4-piece white suite comprising of a panelled bath, corner shower cubicle with mixer shower, wash hand basin with vanity unit below, and a concealed cistern wall hung WC.
Chrome heated towel rail.
Tiled floor and downlighting.

On the Second Floor

Master Bedroom
15'8 x 12'3 (4.78m x 3.73m)
A generous double bedroom with two Velux windows and a gable end window.
Two built-in storage cupboards and access to eaves storage.
This room is currently subject to an ongoing building regulation application which may require a fire door to be installed at the top of the stair.
This application will hopefully be resolved soon.
A door gives access into a ...

En Suite Shower Room
Fitted with a 3-piece suite comprising of a fully tiled walk-in shower enclosure with mixer shower, wash basin with vanity unit below, and a concealed cistern wall hung WC.
Tiled floor.

Outside
To the front of the property there is a tarmac driveway providing off street parking for several vehicles, leading up to a Large Detached Brick Built Garage.

To the rear of the property there is a deck seating area, paved patio and lawn.

TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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 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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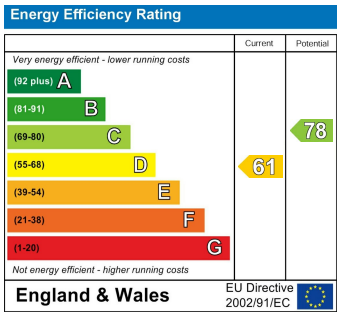

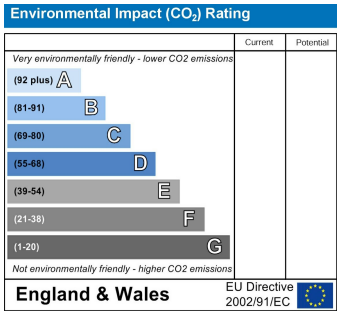

VIEWINGS

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, 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 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.

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wilkins-vardy.co.uk