



15 Orchards Way,
Walton, S40 3DA

OFFERS IN THE REGION OF

£269,950

W
WILKINS VARDY

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EXTENDED FAMILY HOME - FOUR GOOD SIZED BEDROOMS - GENEROUS PLOT - BROOKFIELD CATCHMENT

Welcome to this superb extended semi-detached house on Orchards Way. This property boasts a spacious 945 sq ft of living space, perfect for a growing family. As you step inside, you'll be greeted by not one, but two inviting reception rooms, offering plenty of space for entertaining guests. This well-presented family home features a delightful two-storey extension, providing even more room for you to enjoy. With four generously sized bedrooms, including one with its very own dressing room, there's no shortage of space for everyone in the family. The property also includes a bright and airy breakfast kitchen, complete with a convenient utility room attached.

Situated in a highly regarded location, this home is just a stone's throw away from the picturesque Somersall Park, perfect for leisurely strolls or picnics on sunny days. Additionally, being within the catchment area of Brookfield School, you can rest assured that your children will receive a top-notch education.

- Two Storey Extended Bay Fronted Family Home
- Two Good Sized Reception Rooms
- Modern Breakfast Kitchen with Integrated Oven & Hob
- Separate Utility Room
- Four Bedrooms, one of which has a Dressing Room
- Contemporary Family Bathroom
- Off Street Parking & Mature Gardens to the Front and Rear
- Brookfield School Catchment Area
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows (except Utility Room, Under Stair Store and Landing which are wooden framed single glazed windows)
Gross internal floor area - 87.8 sq.m./945 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring and having a staircase rising to the First Floor accommodation.
Openings from here give access into the Living Room and to the Utility Room.

Open Plan Living/Dining Room

Living Room

11'0 x 9'9 (3.35m x 2.97m)
A good sized reception room fitted with laminate flooring and having a half bay window overlooking the front of the property.
An opening leads through into the ...

Dining Room

10'11 x 9'10 (3.33m x 3.00m)
A good sized rear facing reception room fitted with laminate flooring and having a feature fireplace.
An opening leads through into the ...

Breakfast Kitchen

16'0 x 8'6 (4.88m x 2.59m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space is provided for a fridge/freezer.
Laminate flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property.
A door gives access into the ...

Utility Room

6'6 x 5'0 (1.98m x 1.52m)
Fitted with laminate flooring and also having a fitted work surface.
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a tumble dryer.
An opening gives access to an under stair store area.

On the First Floor

Landing

Bedroom One

11'11 x 11'1 (3.63m x 3.38m)
A good sized double bedroom with half bay window overlooking the front of the property.

Dressing Room

9'11 x 7'9 (3.02m x 2.36m)
With an opening leading through into ...

Bedroom Two

8'6 x '6'6 (2.59m x '1.98m)
A good sized rear facing double bedroom with an opening leading through to a ...

Bedroom Three

9'3 x 8'7 (2.82m x 2.62m)
A rear facing double bedroom.

Bedroom Four

6'6 x 5'11 (1.98m x 1.80m)
A front facing single bedroom, currently used as a study.

Family Bathroom

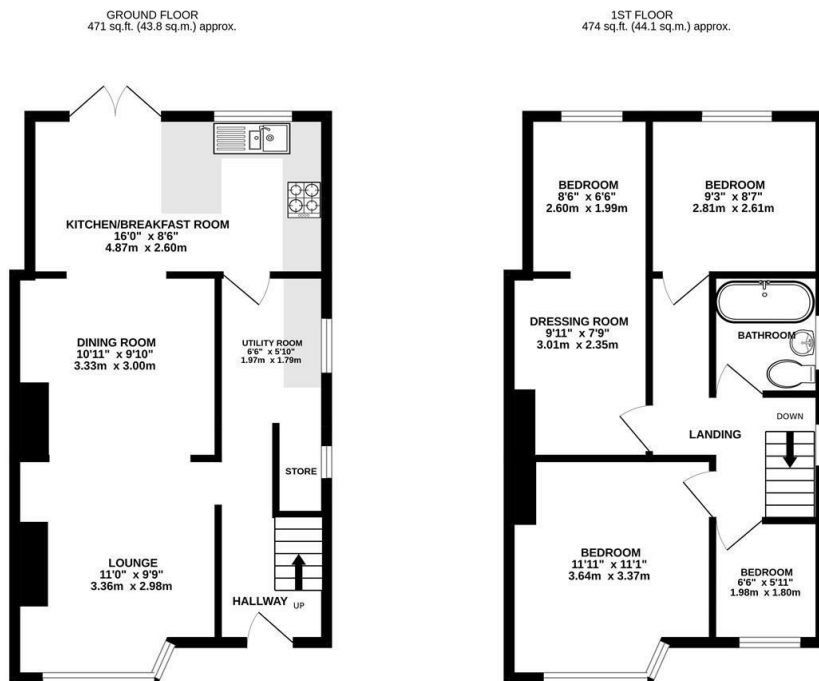
Being fully tiled and fitted with a contemporary white 3-piece suite comprising a tiled-in bath with glass shower screen and electric shower over, semi recessed wash hand basin with vanity unit below and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Outside

Double gates to the front of the property open onto a driveway which provides off street parking. There is also a walled lawned garden with planted side border.

A path gives access down the side of the property to a gate which opens to the enclosed rear garden, which comprises a block paved patio with steps down to a lawn with decorative bark play area beyond. There is also a garden shed.





TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		67
(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

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 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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