



3 Sandstone Avenue,
Walton, S42 7NS

£385,000

W
WILKINS VARDY

£385,000

SUPERB DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - LANDSCAPED GARDENS - NO CHAIN

A superb bay fronted detached family home offering spacious and versatile accommodation. The property boasts two good sized reception rooms, a lovely conservatory, and a modern fitted kitchen, along with a convenient cloakroom/WC. Upstairs, there are four comfortable bedrooms, including a principal bedroom with en suite shower room, as well as a family bathroom.

Externally, the home benefits from an integral garage, driveway parking, and attractively landscaped gardens. Offered for sale with no onward chain, this property is ideal for families seeking a comfortable and ready-to-move-into home.

Sit within Brookfield School catchment, the property is also well placed for accessing the various amenities in Walton and Brompton, and for Somersall Park, and being ideally situated for routes into the Town Centre and towards the Peak District.

Don't miss out on the opportunity to make this house your home.

- SUPERB BAY FRONTED DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- CLOAKS/WC
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 115.3 s.qm./1241 sq.ft.
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring and having downlighting. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece comprising a low flush WC and hand wash basin.

Living Room

16'10 x 10'8 (5.13m x 3.25m)
A generous bay fronted reception room. Double doors open to give access into the ...

Dining Room

10'8 x 10'6 (3.25m x 3.20m)
A good sized reception room having an open archway leading through into the ...

Brick/uPVC Double Glazed Conservatory

10'0 x 9'6 (3.05m x 2.90m)
A lovely conservatory having a tiled floor. French doors overlook and open onto the rear patio.

'L' Shaped Kitchen

17'5 x 12'9 (5.31m x 3.89m)
Fitted with a range of cream wall, drawer and base units with complementary work surfaces and upstands.
Inset sink with mixer tap.
Integrated appliances include a fridge/freezer, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for a dishwasher.
Vinyl flooring and downlighting.
A door from the kitchen gives access into the integral garage.
A composite door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

12'3 x 9'6 (3.73m x 2.90m)
A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, overbed storage units and drawer units. A door from here gives access into a ...

En Suite Shower Room

Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with electric shower, corner hand wash basin and a low flush WC.
Built-in storage.

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)
A rear facing double bedroom.

Bedroom Three

9'10 x 9'4 (3.00m x 2.84m)
A good sized front facing single bedroom having a built-in bed with storage below, and built-in shelving.

Bedroom Four

8'9 x 6'7 (2.67m x 2.01m)
A rear facing single bedroom, currently used as an office.

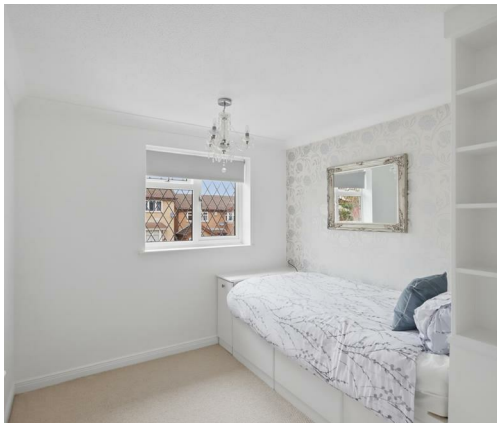
Family Bathroom

6'7 x 5'8 (2.01m x 1.73m)
Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, pedestal hand wash basin and a low flush WC.
Tiled floor.

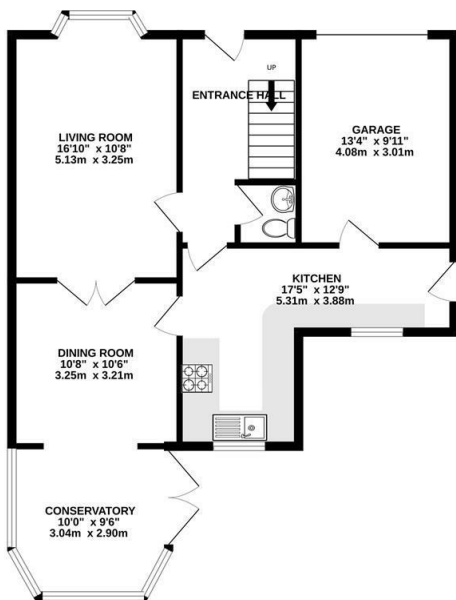
Outside

To the front of the property there is a block paved drive providing off street parking, leading to an Integral Garage which has light, power and plumbing for a washing machine. There is also a low maintenance pebble garden with shrubs and conifers.

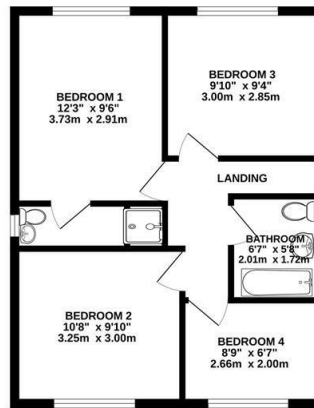
A wooden gate gives access down the side of the property to the enclosed, landscaped east facing rear garden which comprises a block paved patio, two circular lawns surrounded by decorative pebbles and well stocked borders of mature plants, shrubs and conifers.



GROUND FLOOR
756 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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



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.

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	65	79
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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