



116 Foljambe Avenue,
Walton, S40 3EX

OFFERS IN THE REGION OF

£575,000

W

WILKINS VARDY

£575,000

CALLING ALL DEVELOPERS - DETACHED DORMER BUNGALOW WITH POTENTIAL TO IMPROVE - HALF ACRE PLOT WHICH HAS PREVIOUSLY ENJOYED PLANNING CONSENT FOR TWO ADDITIONAL DWELLINGS

Nestled on the sought-after Foljambe Avenue in Walton, this substantial four-bedroom detached dormer bungalow presents an exciting opportunity for a local developer.

While the property requires some cosmetic upgrading, it is brimming with potential for those with a vision. The previous planning consent for the construction of two additional dwellings on the plot highlights the development opportunities available, making this an attractive proposition for investors or those looking to expand their living space.

Situated in a desirable residential area, this home benefits from a tranquil setting while remaining close to local amenities, schools, and transport links. With its spacious layout and potential for enhancement, this dormer bungalow is a rare find in Chesterfield's property market.

- DEVELOPMENT OPPORTUNITY
- 0.49 Acre Plot Which Previously Enjoyed Planning Consent For Two Additional Bungalows
- Possibility of a Three Dwelling Development (Subject to consents)
- No Recent Formal Enquiries Made with Chesterfield Borough Council
- EPC Rating: E
- Fantastic 4 Bed Detached Dormer Bungalow in Need of Some Upgrade
- Popular Residential Area in Good School Catchments
- Suitable For A Developer or Family Wanting Relatives Living Nearby
- No Upward Chain

General

Gas central heating (Alpha Ecotec Plus Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 106.2 sq.m./1143 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

Previous Planning Consent CHE/07/00478/FUL

This property previously enjoyed full planning permission from Chesterfield Borough Council for the proposed development of two new bungalows and garage to the rear and removal of sheds, which was approved in July 2007 Ref CHE/07/00478/FUL.

It is understood that the development never commenced and therefore that consent has now lapsed.
Whilst we have not made any recent enquiries, we believe that potential still exists, subject to a plan that would satisfy current planning policy.
It is the responsibility of the buyer to undertake their own due diligence as to the likelihood and scale of any development before making an offer.

Ground Conditions & Services

There have been no investigations into ground conditions or service installations for a new development on the plot.
It is again the responsibility of the buyer to ensure that all investigations are carried out prior to a commitment to purchase.

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

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

Living Room

14'0 x 11'11 (4.27m x 3.63m)
A good sized bay fronted reception room, having a feature stone fireplace with display niches and an open grate, the fireplace extending to the side to provide TV standing.

Dining Room

11'11 x 11'6 (3.63m x 3.51m)
A good sized reception room, having a uPVC double glazed door opening onto the rear of the property.

Kitchen

11'10 x 10'4 (3.61m x 3.15m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine and a dishwasher.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property.

Bedroom One

13'0 x 11'6 (3.96m x 3.51m)
A good sized double bedroom having a bay window overlooking the front of the property.

Bedroom Two

12'5 x 11'6 (3.78m x 3.51m)
A good sized rear facing double bedroom, having a range of built-in wardrobes along one wall.

Wet Room

With waterproof boarding to the walls, and having a shower area with folding half height shower doors and an electric shower, wash hand basin and a concealed cistern WC.
Chrome heated towel rail.
Waterproof vinyl flooring.

On the First Floor

Landing

Having a built-in store cupboard.

Bedroom Three

11'6 x 10'11 (3.51m x 3.33m)
A good sized double bedroom with gable end window, and having two built-in double wardrobes.

Bedroom Four

11'11 x 7'10 (3.63m x 2.39m)
A good sized small double/single bedroom having a gable end window, and sliding mirror doors which open to a useful storage area with hanging rail.

Separate WC

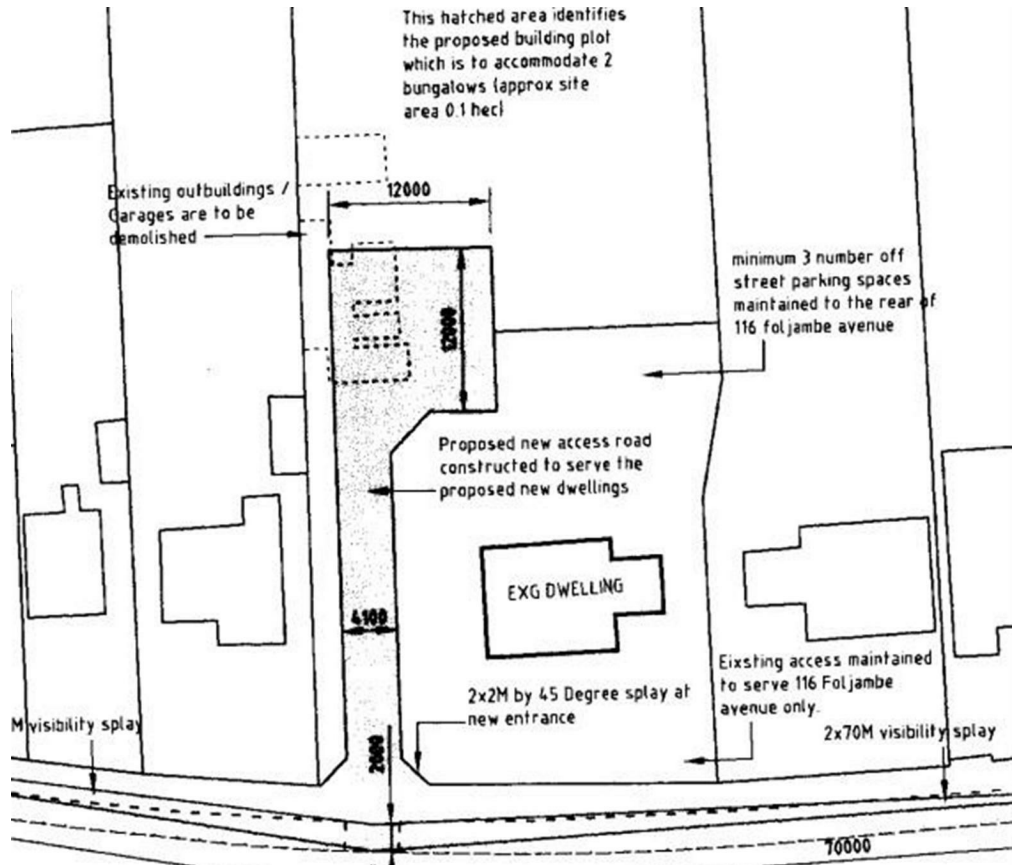
Fitted with a 2-piece suite comprising of a low flush WC, and a wash hand basin inset with a worktop, having tiled splashbacks and storage below.

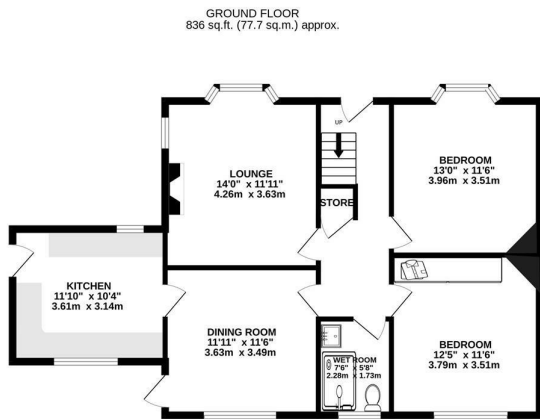
Outside

The property has a plot extending to approximately 0.49 acres in total. To the front of the property there is a lawned garden screened by hedging. A gravelled driveway leads round to the rear of the property and provides off street parking for several vehicles.

To the rear of the property there is a paved seating area, a lawned garden and a fishpond. There are also some wooded garden sheds and a greenhouse.

Beyond here there is a further large garden area.





TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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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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
	75	47

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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