



7 Foxcote Way,
Walton, S42 7NP

OFFERS IN THE REGION OF

£425,000

W
WILKINS VARDY

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DETACHED FOUR BED FAMILY HOME - CORNER PLOT - CONSERVATORY - BROOKFIELD SCHOOL CATCHMENT

Occupying a corner plot in this popular residential area, is this superb four bedroomed, two 'bathroomed' detached family home offering well proportioned and tastefully appointed accommodation. The property boasts two good sized reception rooms, the dining room giving access to a conservatory, a fitted kitchen with integrated cooking appliances, cloaks/wc and a separate utility room. There are also four good sized bedrooms, an en suite shower room, as well as a family bathroom. With an integral garage and an attractive enclosed rear garden, this is an ideal family home.

Sit within Brookfield School catchment, the property is also well placed for accessing the various amenities in Walton and Brampton, 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. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Foxcote Way.

- Detached Bay Fronted Family Home on Corner Plot
- Double Gazed Conservatory
- Ground Floor Cloaks/WC
- En Suite Shower Room & Family Bathroom
- NO UPWARD CHAIN
- Two Good Sized Reception Rooms
- Fitted Kitchen & Separate Utility Room
- Four Good Sized Bedrooms
- Integral Garage & Off Street Parking
- EPC Rating: D

General

Gas Central Heating (Vaillant Ecotec Plus System Boiler)

uPVC sealed unit double glazed windows

Gross internal floor area - 141.7 sq.m./1525 sq.ft. (including Garage)

Council Tax Band - E

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A wooden framed double glazed door opens into an ...

Entrance Porch

which opens into the ...

Entrance Hall

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

Cloaks/WC

Fitted with a 2-piece suite comprising a wash hand basin and a low flush WC.

Living Room

17'0 x 13'5 (5.18m x 4.09m)

A generous dual aspect reception room with bay window overlooking the front garden.

This room also has a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Double doors open to the ...

Dining Room

11'7 x 9'10 (3.53m x 3.00m)

A good sized reception room having an aluminium framed double glazed patio door giving access into the ...

Conservatory

9'3 x 7'5 (2.82m x 2.26m)

Being of wooden framed and double glazed construction, and having a tiled floor. A sliding door gives access onto the rear patio.

Kitchen

11'3 x 01'9 (3.43m x 0.53m)

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 stainless steel sink with mixer tap.

Integrated appliances to include a Neff electric double oven and 4-ring gas hob. Space and plumbing is provided for a dishwasher, and there is also space for an under counter fridge.

Vinyl flooring.

Utility Room

10'9 x 8'3 (3.28m x 2.51m)

Fitted with a range of wall and base units with complementary work surface and tiled splashbacks.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and an under counter freezer.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard which houses the hot water cylinder.

Master Bedroom

14'8 x 12'0 (4.47m x 3.66m)

A spacious front facing double bedroom. A door gives access into the ...

En Suite Shower Room

Being part tiled/part waterproof boarding and fitted with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low flush WC.

Vinyl flooring and downlighting.

Bedroom Two

13'10 x 13'8 (4.22m x 4.17m)

A good sized bay fronted double bedroom having a large walk-in storage cupboard.

Bedroom Three

12'10 x 8'11 (3.91m x 2.72m)

A good sized rear facing double bedroom.

Bedroom Four

9'9 x 6'10 (2.97m x 2.08m)

A good sized rear facing single bedroom.

Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising a panelled bath with an electric shower over, pedestal wash hand basin and low flush WC..

Vinyl flooring and downlighting.

Outside

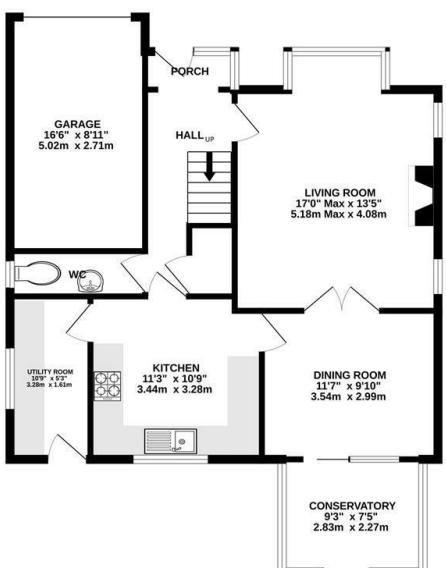
The property sits on a corner plot and has a printed concrete drive to the front which provides off street parking for two cars, and leads to the Integral Garage which has an electric 'up and over' door. The garden is laid to lawn with mature planted borders.

A paved path leads down the side of the property the enclosed rear garden which comprises a printed concrete patio with steps leading down to the lawned garden where there is a pergola and well stocked borders of mature plants, shrubs and conifers.

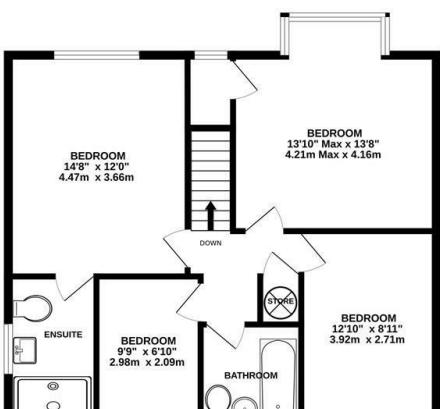
There is potential to create additional car/caravan standing at the rear of the property (off Sandstone Way) as there is a dropped kerb and wooden double gates giving access to the rear garden.



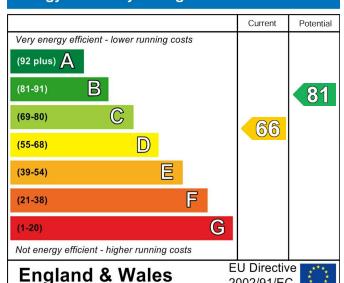
GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



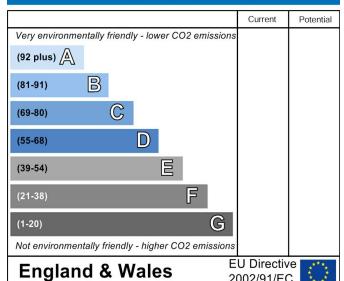
1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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 guidance only and must not 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, gas fire, kitchen appliances, shower units, 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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