30 Bramshill Rise,
Walton, S40 2DG

OFFERS IN THE REGION OF

£255,000

WILKINS VARDY

OFFERS IN THE REGION OF

£255,000

DELIGHTFUL FAMILY HOME - THREE BEDS - CONTEMPORARY SHOWER ROOM - GENEROUS OPEN PLAN LOUNGE DRINER - PARKING AND GARAGE - CLOSE TO BRAMPTON & SOMERSALL PARK - SOLAR PANELS WITH BATTERY INSTALLED & INCLUDED

A well-presented three-bedroom link-detached home with the added benefit of a single garage, situated in a popular and convenient location. The property offers spacious accommodation, featuring three good-sized bedrooms and a generous open-plan lounge diner ideal for modern family living.

A contemporary shower room adds a stylish touch, while externally the home enjoys pleasant, low-maintenance gardens. Ideally positioned for easy access to Chatsworth Road and Somersall Park, this is an excellent opportunity for families or buyers seeking a comfortable home in a desirable setting.

- GREAT VALUE FAMILY HOME
- THREE BEDROOMED LINK DETACHED HOUSE
- MODERN RE-FITTED SHOWER ROOM
- GENEROUS OPEN PLAN LOUNGE DINER
- WELL EQUIPPED KITCHEN
- PLEASANT LOW MAINTENNACE GARDENS
- AMPLE OFF STREET PARKING AND ATTACHED GARAGE
- CLOSE TO CHATSWORTH ROAD AND SOMERSALL PARK
- SOLAR PANELS WITH BATTERY INSTALLED & INCLUDED
- EPC RATING: C

General

Gas central heating
Gross internal floor area - 830 sq.ft/77.1 sq.m
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On The Ground Floor

Hallway

A lovely sized entrance hall gives access to...

Lounge/Diner

24'4" x 14'2" (7.42m x 4.33m)
A great sized lounge diner spanning from front to back.
With bay window over looking the front of the property and an electric fire.
An archway separates the two reception spaces.
In the dining room there is a sliding glass double glazed door that leads you out onto the rear garden.

Kitchen

9'11" x 8'9" (3.04m x 2.68m)
Fitted with a range of oak coloured shaker style base and wall units with granite effect laminate worktops.
Having a stainless steel sink with mixer tap and drainer, integrated electric oven and 4 ring gas hob with extractor fan above.
Space and plumbing for a washing machine is also provided.
There is a useful understairs storage pantry.

On The First Floor

Landing

Bedroom One

12'0" x 10'0" (3.66m x 3.06m)
A good sized front facing double bedroom with fitted wardrobes.

Bedroom Two

11'5" x 10'0" (3.49m x 3.06m)
A second good sized rear facing double bedroom.

Bedroom Three

9'1" x 6'11" (2.78m x 2.12)
A good sized front facing single bedroom currently being used as an office.

Shower Room

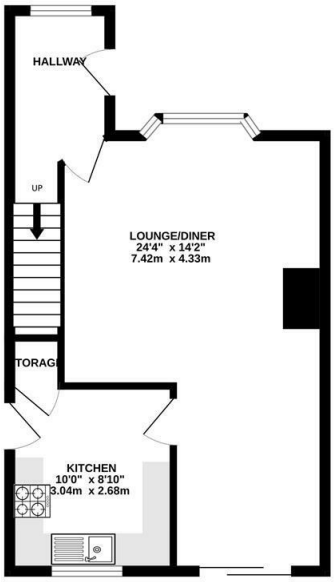
With a modern white suite comprising low flush WC, wash hand basin with storage below and walk in shower with mixer shower.
Fully tiled walls and floor and underfloor heating installed.

Outside

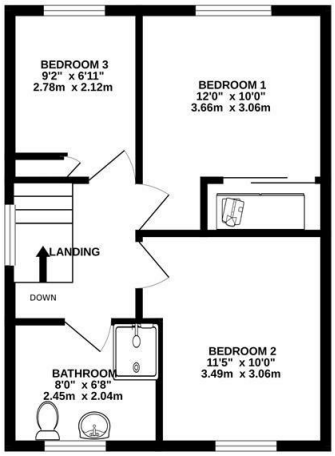
To the front of the property there is a good sized drive providing off street parking and leading to the single attached garage. A pathway leads you to the front door.
There is also a stoned area where there are planted shrubs and trees.

To the rear of the property there is a decked area with steps leading down to a low maintenance garden with planted borders comprising a selection of shrubs and trees.

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.

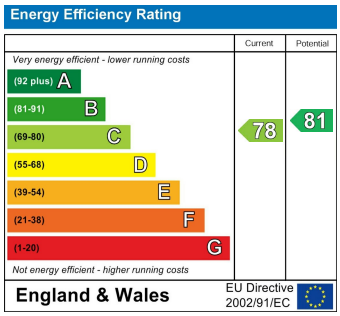


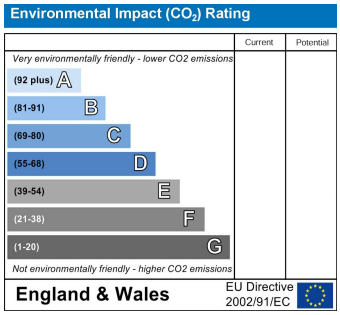
1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.
Made with Metropix ©2026





Zoopla.co.uk rightmove find your happy PrimeLocation.com RICS Relocation agent network

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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk