



120 Walton Road,
Walton, S40 3BU

OFFERS IN THE REGION OF

£325,000

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WILKINS VARDY

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WELL APPOINTED & EXTENDED SEMI - THREE BEDS - THREE RECEPTION ROOMS - OFF STREET PARKING

This delightful semi detached house on Walton Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,025 square feet, the property boasts two spacious reception rooms and a superb garden room, ideal for both relaxation and entertaining guests. The home features three well proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The modern kitchen and bathroom are thoughtfully designed to cater to the needs of modern living. Outside, there is a generous parking space, accommodating three/four vehicles, and an attractive, enclosed rear garden with detached garage..

Located in a popular residential neighbourhood, the property is well placed for accessing amenities in Walton and Brampton, and for transport links into Chesterfield and towards the Peak District.

- Well Appointed & Extended Bay Fronted Semi Detached House
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with Integrated Appliances
- Superb Dual Aspect Garden Room
- Three Bedrooms
- Contemporary Family Bathroom
- Ample Off Street Parking & Restricted Access to a Detached Garage
- Attractive Enclosed Rear Garden
- Popular & Convenient Location
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 95.2 sq.m./1025 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with solid oak flooring and downlighting, and having a built-in under stair store.
A staircase rises to the First Floor accommodation.

Living Room

12'6 x 12'1 (3.81m x 3.68m)
A good sized bay fronted reception room having a feature fireplace with an inset pebble bed electric fire.

Lounge

15'1 x 11'11 (4.60m x 3.63m)
A second good sized reception room having a feature marble fireplace with an inset multi-fuel stove.
uPVC double glazed French doors open into the garden room.

Kitchen

12'1 x 6'11 (3.68m x 2.11m)
A dual aspect room, being part tiled and fitted with a modern range of white hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a Bosch microwave oven and dishwasher, Neff electric 'hide & slide' oven and Bosch 4-ring gas hob with glass splashback and extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Downlighting and Karndean flooring with under floor heating.
A door gives access into the garden room.

Garden Room

17'10 x 7'3 (5.44m x 2.21m)
A superb dual aspect room with roof lantern, fitted with vinyl flooring and having downlighting.
Double sliding doors open to the rear garden and a further sliding door opens onto the side driveway.

On the First Floor

Landing

Bedroom One

12'0 x 11'9 (3.66m x 3.58m)
A good sized rear facing double bedroom having pendant lighting and spotlights.

Bedroom Two

11'11 x 10'6 (3.63m x 3.20m)
A good sized front facing double bedroom having downlighting.

Bedroom Three

7'6 x 7'1 (2.29m x 2.16m)
A front facing single bedroom, currently used as a study.

Family Bathroom

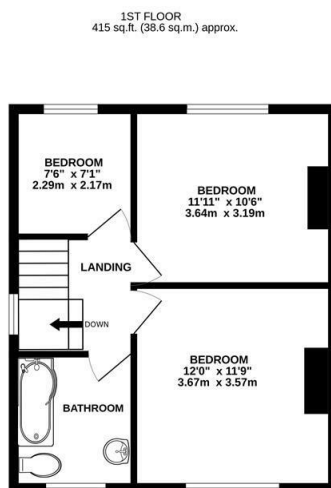
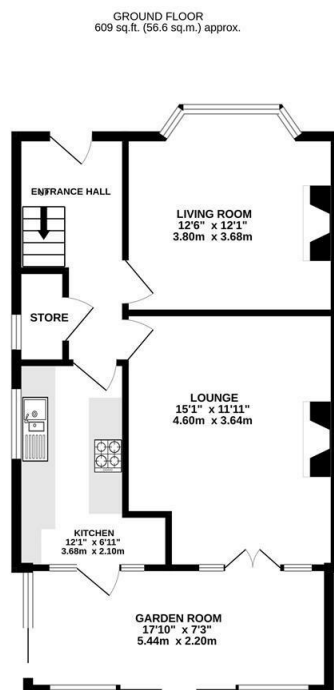
Being part tiled and fitted with a contemporary white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage below and to the side, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.
Loft access hatch with pull down ladder to a part boarded roof space with Velux window providing useful storage space.

Outside

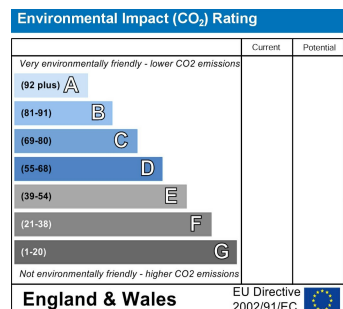
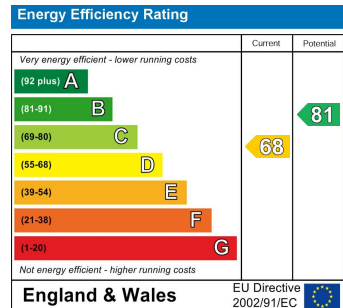
A tarmac frontage with side border provides ample off street parking.

A gate opens onto a drive which leads down the side of the property (having restricted access) to an enclosed garden where there is a Detached Garage and a raised deck seating area. A couple of steps lead down to a lawn having borders of plants, shrubs and trees. There is also a garden shed.





TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

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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, electric fire, multi-fuel stove, 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

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