

7 Woodcote Way,  
Walton, S40 3FA

OFFERS IN EXCESS OF

£280,000

W  
WILKINS VARDY

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# £280,000

SUPERB DETACHED FAMILY HOME - THREE BEDS - TWO BATHROOMS - CUL-DE-SAC POSITION

Built in 2021 and benefitting from the remaining term of a 10 Year New Build Warranty is this superb detached family home. Offering 879 sq.ft. of well appointed accommodation, the property boasts a modern hi-gloss kitchen with a range of integrated appliances, and an 18 ft. lounge/diner with French doors opening onto an enclosed south east facing rear garden. The property also features three double bedrooms, the master having an en suite shower room, and a family bathroom. Outside, the house offers parking for two vehicles, a valuable asset in today's busy world.

Located in a cul-de-sac just off Woodcote Way, the property is ideally situated for the local amenities, shops and parks in Walton and Brampton, and readily accessible for transport links towards the Peak District, Chesterfield Town Centre and the M1 Motorway.

In summary, this detached house presents an excellent opportunity for those seeking a spacious and well appointed home in a lovely neighbourhood. With its generous living space, modern facilities, and convenient parking, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming property your own

- SUPERB DETACHED FAMILY HOME IN PLEASANT CUL-DE-SAC
- SPACIOUS LOUNGE/DINER WITH FRENCH DOORS OPENING TO THE REAR PATIO
- THREE GOOD SIZED DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR TWO VEHICLES
- POPULAR & CONVENIENT LOCATION
- HI-GLOSS FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKS/WC
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED SOUTH EAST FACING REAR GARDEN
- EPC RATING: B

## General

Gas central heating (Ideal Logic Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 81.6 sq.m./879 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Hall

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

### Cloaks/WC

4'11 x 3'6 (1.50m x 1.07m)

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback, and a low flush WC.

### Kitchen

10'10 x 9'9 (3.30m x 2.97m)

Fitted with a modern range of light grey hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher, washing machine, fridge/freezer, electric oven and 4-ring gas hob with splashback and stainless steel extractor hood over.

Laminate flooring.

### Lounge/Diner

18'1 x 13'1 (5.51m x 3.99m)

A spacious reception room, spanning the full width of the property and having uPVC double glazed French doors which overlook and open onto the rear patio.

## On the First Floor

### Landing

### Bedroom One

11'2 x 9'7 (3.40m x 2.92m)

A good sized front facing double bedroom. A door gives access into a ...

### En Suite Shower Room

9'7 x 3'11 (2.92m x 1.19m)

Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.

### Bedroom Two

10'10 x 10'2 (3.30m x 3.10m)

A good sized rear facing double bedroom.

### Bedroom Three

10'10 x 8'5 (3.30m x 2.57m)

A good sized rear facing double bedroom.

### Family Bathroom

7'1 x 6'6 (2.16m x 1.98m)

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

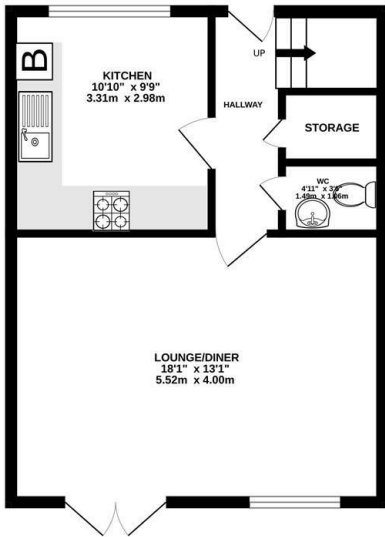
### Outside

To the front of the property there is a lawned garden and a paved path with two raised beds which leads up to the front entrance door. A shared block paved drive leads up to the property, where further block paving provides off street parking for two vehicles.

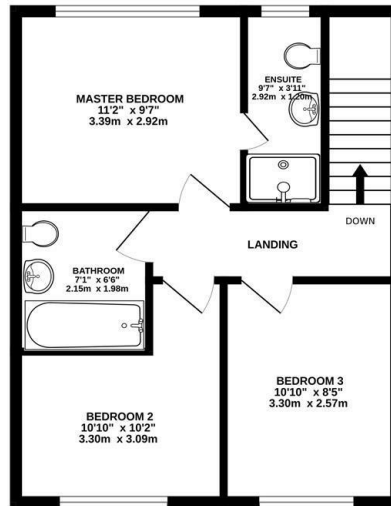
To the rear of the property there is an enclosed south east facing garden which is laid to lawn and has a paved patio.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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#### 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.



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