1 Pickton Close,
Walton, S40 2DE

OFFERS IN THE REGION OF

£269,950

WILKINS VARDY

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MOTIVATED SELLER - REDUCED TO SELL - AN IDEAL FAMILY HOME - RECENTLY REFURBISHED WITH RE-FITTED KITCHEN, NEW FLOOR COVERINGS, DOORS, PATIO AND BLOCK PAVED DRIVE - SUPERB CORNER PLOT - READY FOR IMMEDIATE OCCUPATION

Occupying a desirable position on this popular cul-de-sac is this well proportioned detached family home that boasts a fantastic south facing plot. Having had a scheme of refurbishment by the present owners to include new windows, new oak internal doors, neutral decoration and new floor coverings throughout. The property offers a good sized reception room, a re-fitted kitchen with patio doors opening onto the rear garden, three good sized bedrooms and a shower room, making this an excellent purchase for families.

Offered for sale with no chain, the property also benefits from an integral garage and gardens to the front, side and rear. Situated in this popular established residential neighbourhood, this property benefits from its proximity to Chatsworth Road as well as nearby schools, and parks, making it an ideal choice for those seeking a community-oriented lifestyle. Do not miss the chance to make this lovely house your new home.

- Refurbished Detached Family Home on Corner Plot
- An Ideal Family Home - Viewing Advised
- New Patio and Block Paved Driveway
- Re-Fitted Kitchen/Diner with Integrated Appliances
- Three Good Sized Bedrooms
- Modern Shower Room
- Integral Garage & Ample Off Street Parking
- Generous Lawned Gardens to the Front, Side & Rear
- NO CHAIN - MOTIVATED SELLER - REDUCED TO SELL
- EPC Rating: D

## General
Gas central heating (Glow Worm Betacom 30C Combi Boiler)
Newly installed uPVC sealed unit double glazed windows
uPVC double glazed doors.
Newly decorated throughout
New floor coverings throughout
New oak internal doors throughout
Gross internal floor area - 85.6 sq.m./922 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

## On the Ground Floor
A uPVC double glazed front entrance door opens into an ...

## Entrance Hall
With a door opening into the ...

## Living Room
14'7 x 11'4 (4.45m x 3.45m)
A good sized front facing reception room. A staircase rises to the First Floor accommodation.

## Re-Fitted Kitchen/Diner
19'5 x 7'1 (5.92m x 2.16m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary wood work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a slimline dishwasher, electric oven and hob with stainless steel extractor hood over.
Space is provided for a washing machine, tumble dryer and fridge/freezer.
Vinyl flooring to the kitchen area.
uPVC double glazed sliding patio doors overlook and open onto the rear of the property.

## On the First Floor

## Landing
Having a built-in cupboard housing the gas boiler.

## Bedroom One
13'9 x 9'1 (4.19m x 2.77m)
A good sized front facing double bedroom.

## Bedroom Two
9'11 x 8'4 (3.02m x 2.54m)
A front facing double bedroom.

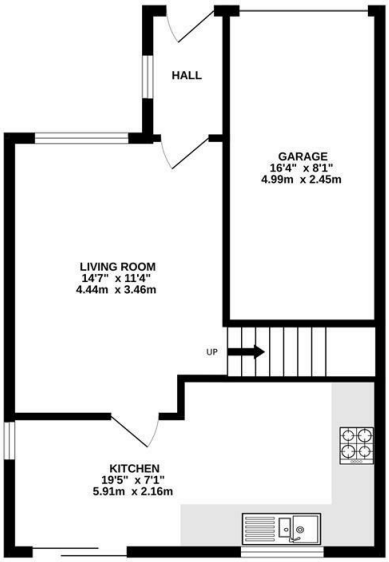
## Bedroom Three
9'1 x 7'11 (2.77m x 2.41m)
A good sized small double/single bedroom with window to the side elevation.

## Shower Room
Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with an electric shower, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

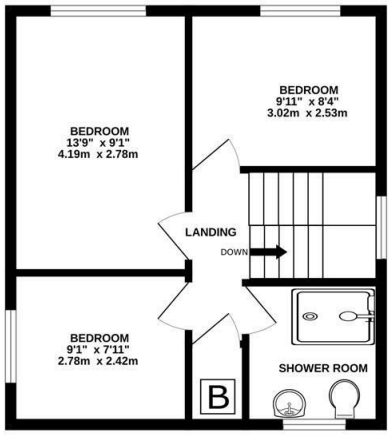
## Outside
The property sits on a large corner plot, having a recently re-laid block paved driveway to the front providing ample off street parking, and leading to an Integral Garage.

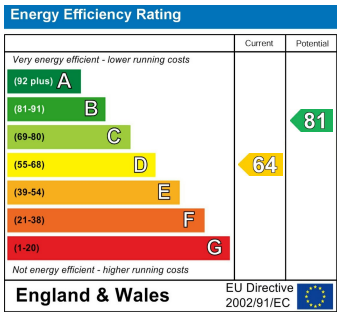
There is a lawned garden to the front, side and rear of the property with a recently laid patio and timber fencing.

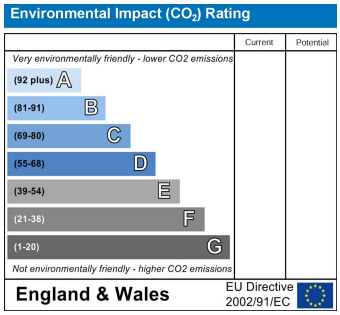
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.




1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.




TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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## 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.

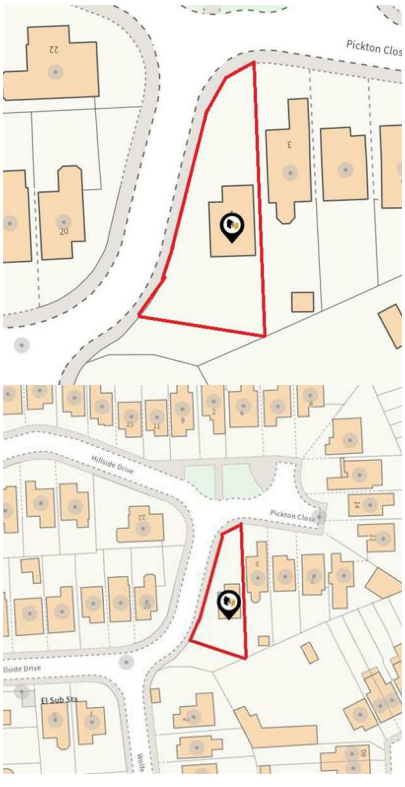
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Schooll 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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