118 Moorland View Road,
Walton, S40 3DF

£399,950

WILKINS VARDY

£399,950

EXTENDED DETACHED FAMILY HOME - FOUR BEDS - TWO BATHROOMS - MATURE GARDENS

Offering generous and versatile accommodation extending to approximately 1,443 sq. ft., including the integral garage, this extended detached family home is neutrally decorated throughout and ideally suited to family living.

The accommodation briefly comprises a spacious living room, separate dining room opening into a conservatory, fitted kitchen with a useful utility room/pantry off, and a ground floor cloaks/WC. To the first floor are four good sized bedrooms, including a principal bedroom with en suite shower room, a modern family bathroom and a separate study/office, ideal for home working. Externally, the property benefits from an integral garage, driveway parking and mature gardens to both the front and rear, providing attractive outdoor space for relaxation and entertaining.

Located in this desirable residential neighbourhood, the property is well placed for the amenities in Walton and Brampton and for access into the Town Centre, as well as being in the catchment area for Brookfield Community School.

- WELL PROPORTIONED DETACHED FAMILY HOME
- GENEROUS LIVING ROOM
- DINING ROOM OPENING INTO A CONSERVATORY
- KITCHEN WITH UTILITY ROOM/PANTRY OFF
- GROUND FLOOR CLOAKS/WC
- FOUR BEDROOMS & STUDY/OFFICE
- EN SUITE SHOWER ROOM & MODERN FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- MATURE GARDENS TO THE FRONT AND REAR
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 134.1 sq.m./1443 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC double glazed door opens into a ...

Entrance Porch

Having a door opening into the living room, and a further door opening to a cloaks/WC.

Cloaks/WC

Fitted with a low flush WC and a hand wash basin with storage below.

Living Room

20'6 x 10'11 (6.25m x 3.33m)
A generous front facing reception room having a feature stone fireplace with inset living flame coal effect gas fire.

Dining Room

11'10 x 9'11 (3.61m x 3.02m)
A good sized room having a built-in under stair store cupboard, and staircase rising to the first floor accommodation. An opening leads through into the conservatory.

Brick/uPVC Double Glazed Conservatory

10'11 x 8'7 (3.33m x 2.62m)
A good sized conservatory with a door opening to the rear garden.

Kitchen

11'10 x 10'7 (3.61m x 3.23m)
Fitted with a range of cream wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer white ceramic sink with mixer tap.
Integrated appliances to include a dishwasher, gas double oven with grill and 4-ring gas hob.
Space is provided for a fridge/freezer.

Utility Room/Pantry

13'0 x 8'2 (3.96m x 2.49m)
Fitted with a range of base units with work surfaces over, and also having fitted shelving.
Inset sink with mixer tap.
Space and plumbing is provided for a washing machine
A door from here gives access into the garage, and a uPVC double glazed door gives access onto the rear of the property.

On the First Floor

'L' Shaped Landing

Bedroom One

18'3 x 8'1 (5.56m x 2.46m)
A good sized front facing double bedroom. A door gives access into the en suite shower room.

En Suite Shower Room

6'0 x 5'7 (1.83m x 1.70m)
Fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.
Cork flooring.
A door gives access to a built-in storage/airing cupboard.

Bedroom Two

11'8 x 11'4 (3.56m x 3.45m)
A good sized front facing double bedroom.

Bedroom Three

11'8 x 8'8 (3.56m x 2.64m)
A rear facing double bedroom having a built-in double wardrobe.

Bedroom Four

8'10 x 7'10 (2.69m x 2.39m)
A front facing single bedroom.

Study

8'10 x 5'0 (2.69m x 1.52m)
A versatile rear facing room, currently used as a study.

Family Bathroom

6'4 x 6'3 (1.93m x 1.91m)
Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed hand wash basin and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring.

Outside

To the front of the property there is a lawned garden with plants, shrubs and bushes. Alongside, there is a driveway providing off street parking, leading to an Integral Garage.

To the rear of the property there is an enclosed east facing garden predominantly laid to lawn, having well stocked beds and borders of plants and shrubs, together with paved seating areas.

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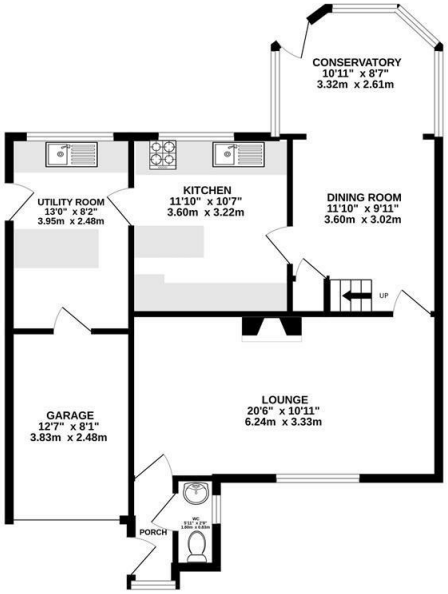
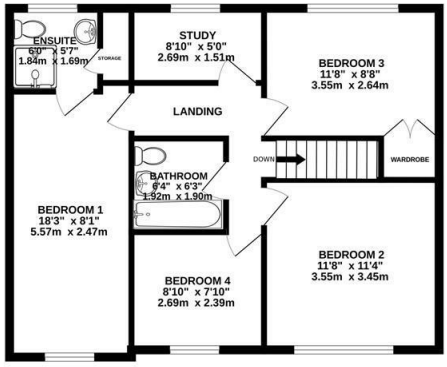
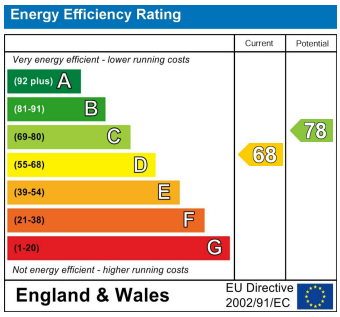
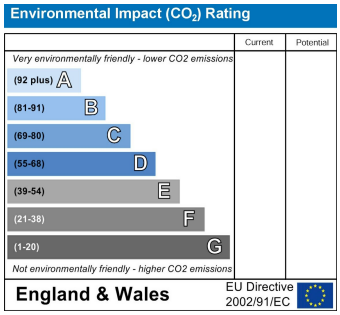
GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.







TOTAL FLOOR AREA : 1443 sq.ft. (134.1 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.
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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, 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.

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.

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

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