



2 Newhaven Close,  
Walton, S40 3DX

OFFERS IN THE REGION OF

£350,000

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WILKINS VARDY

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# £350,000

WELL APPOINTED DETACHED FAMILY HOME - CORNER PLOT - SOUTH FACING REAR GARDEN - DETACHED GARAGE

A well appointed three bedroom detached family home situated on a generous corner plot in a popular residential area. This charming property boasts a generous living space of 1088 sq.ft. and provides versatile accommodation, including a bright and welcoming dual aspect lounge/diner, a modern fitted kitchen with integrated appliances, and a lovely conservatory that provides additional living space and enjoys views over the south facing garden. Upstairs, the property features three well proportioned bedrooms and a 4-piece family bathroom, making it an ideal home for families or those seeking extra space.

One of the standout features of this property is the extensive parking, having two driveways and a detached single garage.

Conveniently located close to local amenities, schools, and transport links, this property presents a wonderful opportunity for those seeking a spacious and comfortable home in a sought after location.

Do not miss the chance to make this delightful house your new home.

- WELL APPOINTED DETACHED FAMILY HOME ON CORNER PLOT
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- STUDY & GROUND FLOOR WC
- 4-PIECE FAMILY BATHROOM
- MATURE, ENCLOSED SOUTH FACING REAR GARDEN
- SPACIOUS DUAL ASPECT LOUNGE/DINER
- BRICK/uPVC DOUBLE GLAZED CONSERVATORY & SIDE ENTRANCE PORCH
- THREE GOOD SIZED BEDROOMS
- DETACHED GARAGE & TWO DRIVEWAYS PROVIDING OFF STREET PARKING
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 101.1 sq.m./1088 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Entrance Porch

Having a door opening to the entrance hall, and a further door opening to a ...

## Guest WC

Being fully tiled and fitted with a white 2-piece suite comprising a pedestal wash hand basin and a low flush WC.  
Tiled floor.

## Entrance Hall

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

## Study

6'7 x 5'7 (2.01m x 1.70m)  
A useful home office space.

## Kitchen

11'9 x 7'3 (3.58m x 2.21m)  
Fitted with a range of modern wall, drawer and base units with complementary granite work surfaces and upstands.  
Inset double bowl sink with mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, electric oven and hob with splashback and angled extractor over.  
Space and plumbing is provided for a washing machine.  
Wood effect laminate flooring and downlighting.  
A uPVC double glazed door gives access into the side entrance porch.

## Side Entrance Porch

9'11" x 4'0" (3.04 x 1.24)  
Being of brick and uPVC double glazed construction and having doors giving access onto the front and rear of the property.

## Lounge/Diner

23'4 x 12'4 (7.11m x 3.76m)  
A spacious dual aspect reception room having a bay window overlooking the front garden and uPVC double glazed French doors which open into the conservatory.

This room also has a feature stone fireplace with marble inset and hearth, and a fitted gas fire. The fireplace extending to the sides to provide TV standing.

## Brick/uPVC Double Glazed Conservatory

11'1 x 10'10 (3.38m x 3.30m)

A lovely conservatory fitted with laminate flooring and having French doors which overlook and open onto the rear garden.

## On the First Floor

## Landing

Having the loft access hatch.

## Bedroom One

12'6 x 8'11 (3.81m x 2.72m)

A good sized front facing double bedroom.

## Bedroom Two

12'6 x 10'6 (3.81m x 3.20m)

A good sized rear facing double bedroom.

## Bedroom Three

9'8 x 7'3 (2.95m x 2.21m)

A rear facing single bedroom having a fitted wardrobe, shelving and overhead storage units.

## Family Bathroom

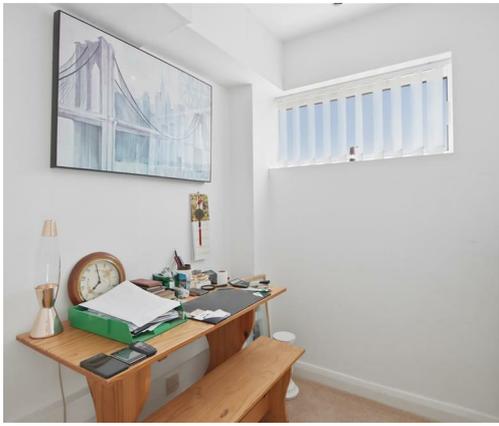
9'8 x 5'9 (2.95m x 1.75m)

Being fully tiled and fitted with a 4-piece white suite comprising a panelled bath with bath/shower mixer tap, corner shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.  
Chrome heated towel rail.  
Tiled floor.

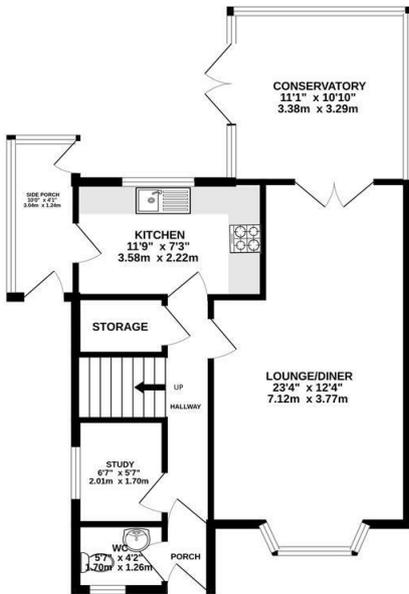
## Outside

To the front of the property there is a block paved driveway providing off street parking for up to three cars, together with a bed of mature plants and shrubs.

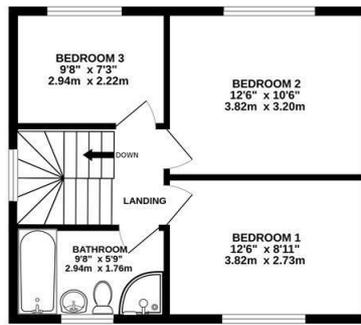
A side gate gives access to the enclosed south facing rear garden which comprises a paved patio with steps up to a lawn having plant and shrub borders, and a further paved seating area. Stepping stones lead up to a gate which opens onto a second driveway and a Detached Single Garage which is accessed off Brincliffe Close.



GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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RICS

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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 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 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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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