204 Hunloke Avenue,
Walton, S40 3EE

£350,000

WILKINS VARDY

£350,000

SUPERB DETACHED FAMILY HOME - CORNER PLOT - STYLISH ACCOMMODATION - SINGLE GARAGE

This delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,214 square feet, the property boasts a spacious living room, a contemporary open plan kitchen/diner with cloaks/utility off, and a lovely conservatory which overlooks the enclosed south facing rear garden. There are also three well proportioned bedrooms, and a modern bathroom, making it an ideal home for families or those seeking extra space. Outside, the property benefits from a single detached garage and a car standing space, a valuable asset in today's busy world.

This charming home on Hunloke Avenue presents a wonderful opportunity for anyone seeking a detached property in a desirable area, being just a short distance from the local shops, bars and restaurants on Chatsworth Road, and readily accessible for transport links into the Town Centre and towards the Peak District.

With its ample space and potential, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

- Well Proportioned Detached House on Corner Plot
- Spacious Living Room
- Contemporary Open Plan Kitchen/Diner
- Ground Floor Cloaks/Utility
- Brick/uPVC Double Glazed Conservatory
- Three Good Sized Bedrooms
- Modern Family Bathroom
- EPC Rating: D
- Detached Single Garage & Car Standing Space
- Enclosed South Facing Rear Garden with Covered Outdoor Kitchen Area

General
Gas central heating (Glow Worm Boiler)
uPVC sealed unit double glazed windows and doors
Oak internal doors throughout
Gross internal floor area - 112.8 sq.m./1214 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor
A uPVC double glazed sliding patio door opens into a ...

Side Porch
Having a tiled floor and a uPVC double glazed door which opens to the rear garden. An internal door opens into an ...

Entrance Hall
Fitted with engineered oak flooring. An open balustrade staircase rises to the First Floor accommodation

Living Room
18'0 x 10'4 (5.49m x 3.15m)
A spacious front facing reception room, spanning the full width of the property and having a feature fireplace with multi-fuel stove.

Open Plan Kitchen/Diner
19'1 x 15'1 (5.82m x 4.60m)
A dual aspect room, fitted with a range of modern white wall, drawer and base units with complementary solid wood work surfaces and upstands.
Belfast sink with 3-in-1 boiling mono mixer tap.
Integrated appliances include a wine cooler, dishwasher, electric double oven and induction hob with tiled splashback and extractor over.
Space is provided for an American style fridge/freezer.
Engineered oak flooring and downlighting.
Doors from here give access to a built-in under stair store and a cloaks/utility.
A uPVC double glazed door gives access into the conservatory.

Cloaks/Utility
Fitted with white wall and base units with complementary work surface over, having a tiled splashback.
Inset sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer on the work surface.
Low flush WC.
Tile effect vinyl flooring.

Brick/uPVC Double Glazed Conservatory
10'10 x 10'0 (3.30m x 3.05m)
Fitted with engineered oak flooring and having uPVC double glazed French doors which overlook and open onto the rear garden.

On the First Floor

Landing
Having a built-in airing cupboard housing the hot water cylinder.
Loft access hatch.

Master Bedroom
17'11 x 10'5 (5.46m x 3.18m)
A spacious double bedroom, spanning the full width of the property, having a sizeable wardrobe area.

Bedroom Two
10'0 x 9'11 (3.05m x 3.02m)
A side facing double bedroom.

Bedroom Three
9'11 x 8'9 (3.02m x 2.67m)
A good sized single bedroom with side facing window.

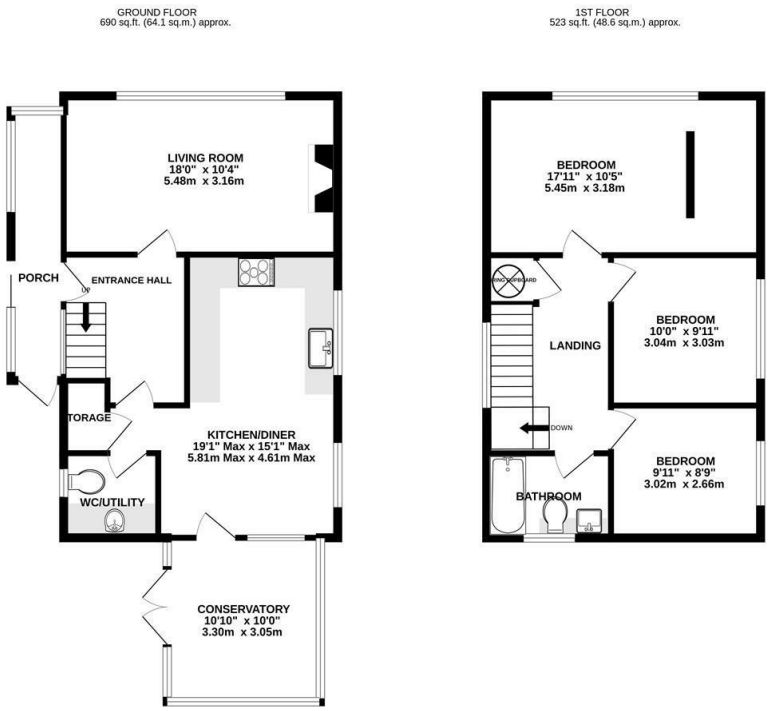
Family Bathroom
Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, semi recessed wash hand basin with storage below, and a concealed WC with storage to the side.
Tiled floor and downlighting.

Outside
The property sits on a corner plot, having a lawned garden with shrubs and a low level stone wall to the front. A block paved path leads up to the front entrance door.

To the side of the property there is a children's play area and a corner summerhouse screened by conifers.

To the rear of the property there is a paved patio with raised borders and a lawn. Paved paths lead up to the garage and a covered outdoor kitchen area having fitted units and a paved floor.

There is a drive to the rear (accessed off Ramsey Avenue) providing car standing space and leading to a single garage which has light, power and a side personnel door.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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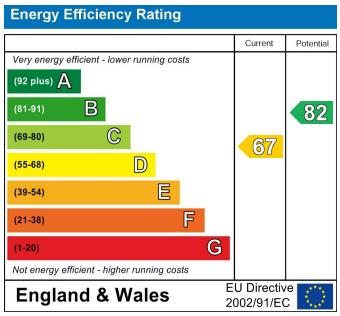

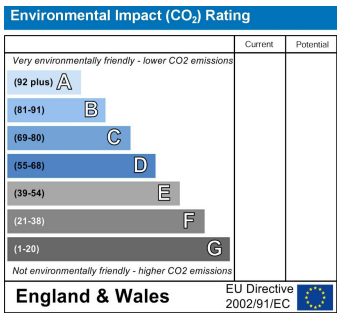

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VIEWINGS

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, 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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