



**w****ards**  
estate agents

**17 Mill Stream Close**

Walton, Chesterfield, S40 3DS

**Offers in the region of £400,000**



# 17 Mill Stream Close

## Walton, Chesterfield, S40 3DS

We are delighted to presented this FULLY REFURBISHED FOUR DOUBLE BEDROOM/TWO BATHROOM EXECUTIVE DETACHED FAMILY HOUSE. Enjoys an enviable SOUTH FACING REAR PLOT and set within this popular cul de sac which is situated in a highly sought after residential location. Close to local shops, post office, cafe, bus routes and is within close proximity to Somersall Park, in the Heart of Walton also within Brookfield School Catchment.

Generously proportioned the family accommodation has undergone a superb scheme of modernisation which includes uPVC double glazing/facias/gutting,rewiring, new gas central heating system with replumbing. Neutrally decorated and comprises of spacious entrance hallway with scope for home working space, re-fitted fully tiled cloakroom/WC, family reception room with feature wall shelving & subtle lighting being open plan to the impressive re-fitted Sage Green dining kitchen with integrated appliances, breakfast bar and patio doors onto the rear patio/gardens. Complimentary utility room. To the first floor principal double bedroom overlooking the rear gardens and with luxury fully tiled en suite shower room, two further double bedrooms, versatile fourth bedroom. Exquisite fully tiled family bathroom with fabulous 3 piece suite

Surplus amounts of parking to the front gravelled area with side sleeper border and sleeper divide with further upper parking space. Side tarmac driveway provides additional parking and leads to the detached single brick garage. Fabulous, generously sized, SUN BLESSED SOUTH FACING rear landscaped gardens with fenced and conifer boundaries. Large paved patio area with well established mature beds, set with an abundance of plants, evergreens & shrubbery and inset areas of lawns. Garden shed, outside lighting and water tap.

### Additional Information

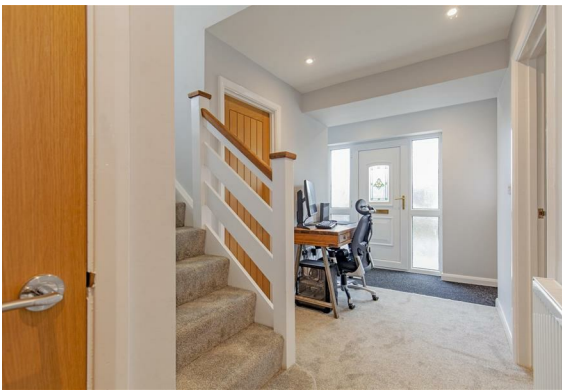
- Rewired 2025
- Replumbed 2025
- Gas Central Heating-New Ideal Classic Combi Boiler 2025
- Newly fitted internal Oak doors
- uPVC double glazed windows/facias
- Cavity Wall Insulation
- Gross Internal Floor Area - 120.0 Sq.m/1291.8 Sq.Ft.
- Council Tax Band - D
- Secondary School Catchment Area- Brookfield Community School

### Ground Floor

#### Spacious Entrance Hall

13'6" x 10'4" (4.11m x 3.15m)

Front uPVC entrance door with side glazed panels leads into this good sized entrance hall which provides ample space for study/office space. Stairs lead to the first floor accommodation. Useful under stairs store cupboard. Downlighting.







### Fully Tiled Cloakroom/WC

5'4" x 3'10" (1.63m x 1.17m)

Attractive fully tiled refitted cloakroom with a 2 piece White suite which includes low level WC and pedestal wash hand basin.

### Impressive Dining Kitchen

20'1" x 9'5" (6.12m x 2.87m)

Comprising of an attractive Sage Green range of base and wall units with complimentary work surfaces with matching upstands and inset composite sink. Integrated Neff fridge/freezer and dishwasher. Karlson integrated double oven, microwave and induction hob with extractor above. Breakfast Bar seating and patio doors leading onto the superb SOUTH FACING LANDSCAPED PATIO AND GARDEN. Downlighting.

### Utility Room

8'7" x 6'11" (2.62m x 2.11m)

Fitted with a complimentary Sage Green base unit with inset composite sink. Space for washing machine and dryer. Ideal Classic Combi Boiler. Side uPVC door which leads to the side access to the garage and rear gardens.

### Reception Room

16'10" x 9'11" (5.13m x 3.02m)

Beautifully presented open plan family living room with front aspect window which provides surplus amounts of natural light. Feature wall with inset shelving and subtle toned complementary lighting. Wall lighting.

### First Floor Landing

18'7" x 6'0" (5.66m x 1.83m)

Plenty of natural light is provided through a large side gable end window above the staircase. Access to all first floor accommodation. Useful toiletry cupboard with shelving. Access via a retractable ladder to the insulated loft space which also have lighting and power.

### Principal Double Bedroom

11'7" x 10'2" (3.53m x 3.10m)

Main double bedroom with rear aspect window which enjoys a pleasant aspect with a view over the landscaped gardens. Access to the superbly fitted en suite.

### Luxury En Suite

7'11" x 4'6" (2.41m x 1.37m)

Impressive full tiling and comprising of a stylish 3 piece White suite which includes a generous shower area with mains rainfall shower, low level WC, pedestal wash hand basin and radiator. Downlighting and inset wall shelving for toiletries.

### Rear Double Bedroom Two

10'9" x 8'9" (3.28m x 2.67m)

A second double bedroom with rear aspect window which also provides rear views over the sun blessed landscaped gardens.

### Front Double Bedroom Three

10'7" x 8'5" (3.23m x 2.57m)

Third double bedroom with front aspect window.

### Front Single Bedroom Four

8'1" x 7'4" (2.46m x 2.24m)

A versatile fourth bedroom which could also be used for office/home working.

### Exquisite Family Bathroom

9'6" x 5'5" (2.90m x 1.65m)

Stunning fully tiled family bathroom which comprises of a free standing bath with floor based shower attachments, low level WC and pedestal wash hand basin. Anthracite heated towel rail.

### Detached Garage

17'10" x 8'7" (5.44m x 2.62m)

Spacious garage offering plenty of additional storage space. Having power, lighting, rear aspect uPVC window and personal door. Electric main garage doors and renewed roof.







### Outside

Surplus amounts of parking to the front gravelled area with side sleeper border and sleeper divide with further upper parking space. Side tarmac driveway provides additional parking and leads to the detached single brick garage.

Fabulous, generously sized, SUN BLESSED SOUTH FACING rear landscaped gardens with substantially fenced boundaries and mature conifer bottom boundary. Large paved patio area with winding pathways through the gardens. Well established mature beds which are set with an abundance of plants, evergreens and shrubbery and inset areas of lawns. Garden shed, outside lighting and water tap. A perfectly established setting for outside social and family entertaining and fresco dining!

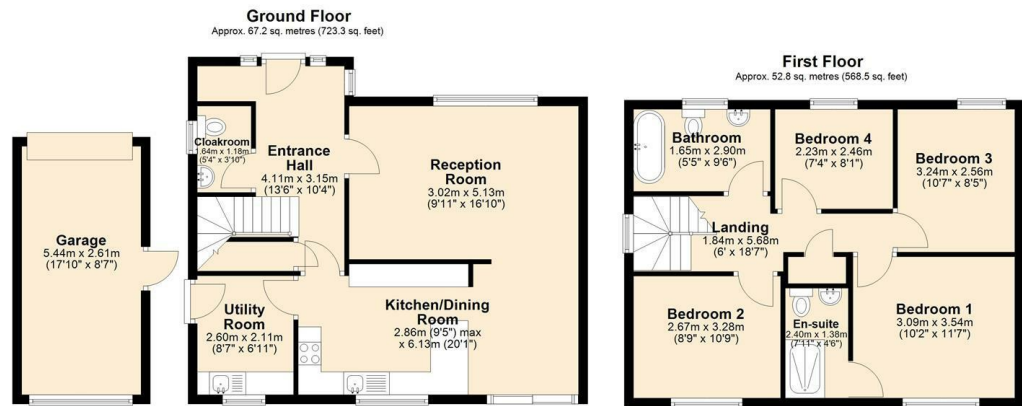
### School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.



Floor Plan

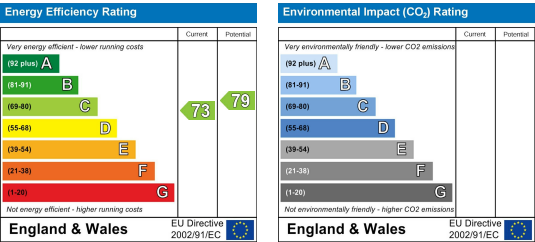


Total area: approx. 120.0 sq. metres (1291.8 sq. feet)

Viewing

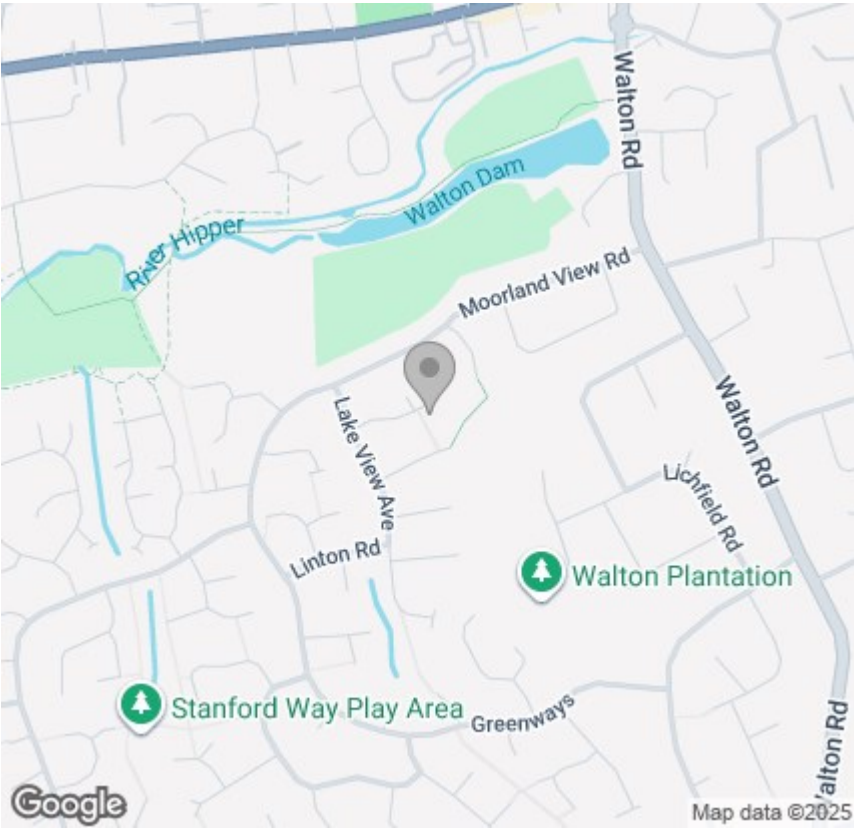
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Area Map



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, 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.

