

wards
estate agents

**225 Whitecotes Lane,**
Walton, Chesterfield, S40 3HR

**Guide price £400,000**

# 225 Whitecotes Lane,

## Walton, Chesterfield, S40 3HR







Guide Price £400,000 - £425,000
Offered with NO CHAIN
A rare opportunity has arisen to present this splendid FOUR BEDROOM SEMI DETACHED PERIOD FAMILY HOUSE retaining a wealth of original charm and character! Presented with a strong roadside presence the property is situated in this ever popular residential location which is perfectly placed for schools, bus routes, Queens Park Leisure Centre, Chesterfield town centre and yet on the perimeter of the National Peak Park and great commuter road links via the A61/A617/M1 motorway.

Exceptionally well maintained and presented with a neutral decor throughout the interior offers 1556sq ft of versatile family living accommodation which benefits from gas central heating with a Combi boiler and uPVC double glazing. On the ground floor spacious entrance hall with feature Oak staircase, generous family reception room, rear formal dining room with superb original fireplace and lovely rear bay window with French door onto the patio & gardens. Fitted kitchen having a useful pantry store. Rear outer porch with store having washer space and WC. To the first floor Principal double bedroom with built in cupboards, three further spacious bedrooms and luxury fully tiled family bathroom with quality 3 piece suite and separate WC.

Splendid fully landscaped front gardens set within a stone boundary walled perimeter. Bobble block driveway provides ample car parking spaces and leads to the garage. Mature stocked borders and manicured lawns. Side secure wrought iron gate leads to the side garden area with cobble pathway leading to the rear. Stunning sun blessed extensive rear garden plot with stone flagged patio which is perfect for outside family & social entertaining! Substantial screen hedge boundaries with well established lawns and stocked borders with an abundance of plants, bushes and shrubs. Secluded garden area with air raid shelter.







### Additional Information

Gas Central Heating -Alpha Combi Boiler(serviced in July 2026)
uPVC double glazed windows
Internal Oak doors
Externally repainted
Security Alarm System
Gross Internal Floor Area -144.6 Sq.m/ 1556.3 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area-Parkside Community School

### Spacious Entrance Hall

14'11" x 7'5" (4.55m x 2.26m)

Feature Oak entrance door with original stained glazing. Oak flooring and beautiful Oak staircase climbs to the first floor.

### Reception Room

14'3" x 13'5" (4.34m x 4.09m)

Well proportioned family reception room with Contemporary Fireplace having gas-fire. Oak skirting boards.













## Formal Dining Room
14'9" x 13'5" (4.50m x 4.09m)

Superb Feature bay window with leaded glazing and French single door onto the patio. Enjoys lovely view over the landscaped gardens. Impressive original fireplace with Indian marble back and hearth with gas-fire.

## Fitted Kitchen
11'8" x 8'7" (3.56m x 2.62m)

Comprises a range of Medium Oak base and wall units with integrated electric oven, gas hob and extractor above. Inset sink unit. Tiled flooring. Rear uPVC door.

## Pantry
5'11" x 4'6" (1.80m x 1.37m)

Useful pantry with shelving. Consumer unit.

## External Store/WC
5'5" x 4' (1.65m x 1.22m)

Having space and plumbing for washing machine and low level WC. The Alpha Combi boiler is located here and it was serviced in July 2026

## First Floor Landing
9'1" x 7'5" (2.77m x 2.26m)

Access to the attic space.

## Front Principal Double Bedroom
14'3" x 13'5" (4.34m x 4.09m)

Superb main double bedroom with front aspect window and pleasant aspect. Range of built in cupboards.

## Rear Double Bedroom Two
14'10" x 13'5" (4.52m x 4.09m)

A second generous double bedroom with rear aspect bay window providing enjoyable views over the rear gardens.

## Front Bedroom Three
15'6" x 8'5" (4.72m x 2.57m)

A versatile bedroom which could be also used for office/home working. Side aspect window.

## Front Single Bedroom Four
9'4" x 7'5" (2.84m x 2.26m)

Good sized fourth bedroom with versatility for a variety of uses including study or home working. Range of dressing drawers and eaves storage cupboard space.

## Luxury Family Bathroom
8'10" x 8'7" (2.69m x 2.62m)

Fully tiled bathroom with impressive 3 piece White suite that includes a separate shower cubicle with mains shower, pedestal wash hand basin and bathtub. Chrome heated towel rail and tiled flooring.

## Separate WC
5'6" x 2'6" (1.68m x 0.76m)

Partly tiled separate low level WC.

## Attached Garage
17'4" x 8'5" (5.28m x 2.57m)

With lighting and power. Rear personal door. Space for tumble dryer.

## Outside
Splendid fully landscaped front gardens set within a stone boundary walled perimeter. Bobble block driveway provides ample car parking spaces and leads to the garage. Mature stocked borders and manicured lawns. Side secure wrought iron gate leads to the side garden area with cobble pathway leading to the rear. Stunning sun blessed extensive rear garden plot with stone flagged patio, substantial screen hedge boundaries with well established lawns and stocked borders with an abundance of plants, bushes and shrubs. Secluded garden area with air raid shelter.











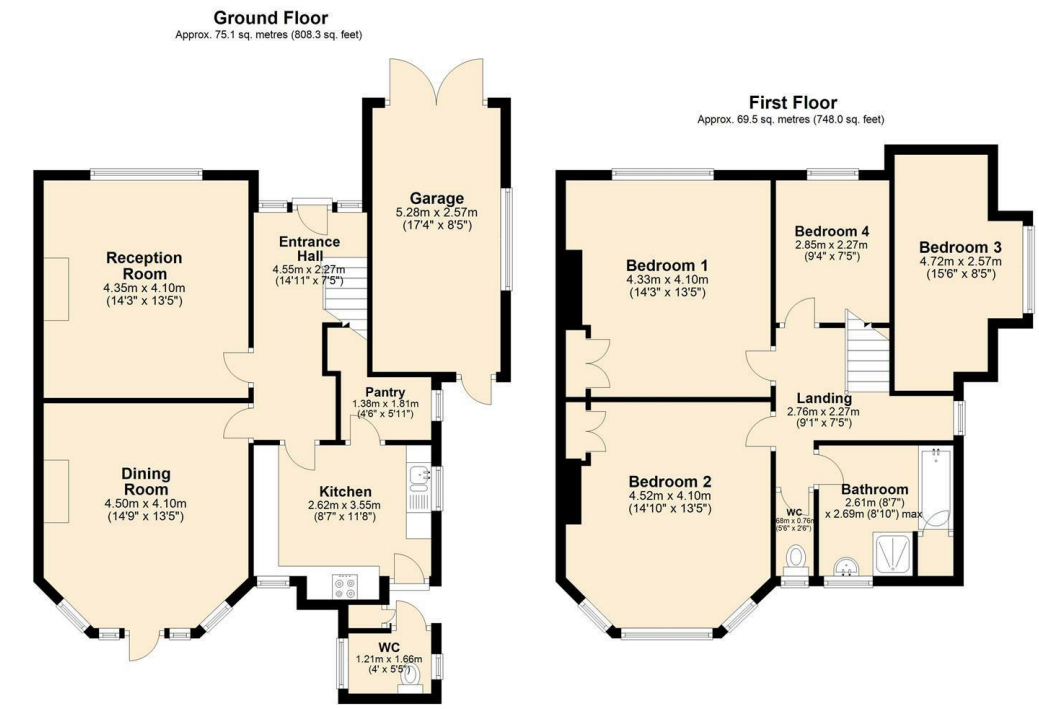


**School catchment areas**

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. 144.6 sq. metres (1556.3 sq. feet)

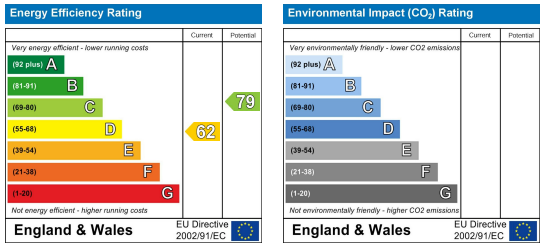
## Area Map




## 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







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.

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