



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

**3 Whitecotes Park**  
Walton, Chesterfield, S40 3RT

**£375,000**

### 3 Whitecotes Park

Walton, Chesterfield, S40 3RT

OFFERED WITH NO CHAIN!! Early viewing is imperative to fully appreciated this outstanding 4 BEDROOM/TWO BATHROOM EXECUTIVE DETACHED FAMILY HOUSE!! 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.

Deceptively specious family living accommodation of over 1350 sq ft benefits from gas central heating with a Combi Boiler (new in '22 & service due in June '26) and uPVC double glazing/facias & soffits. Internally comprises of entrance hall, spacious cloakroom/WC, family reception room with fireplace having electric fire, French doors to the dining room which has patio doors onto the rear gardens. Dining kitchen with Integrated oven and hob. To the first floor main double bedroom with range of fitted wardrobes leads into the spacious en suite shower room with newly fitted additional vanity dressing table & drawers. Two further double bedrooms all including fitted wardrobes/drawers and one room with work space facility. Fourth good sized versatile bedroom which could be used as office or home working space. Partly tiled family bathroom with 3 piece suite.

Fabulous front block paved driveway which provides 3 car standing spaces and also side grass area offers great potential for caravan standing too. Substantial conifer screen hedge boundaries. Single Integral Garage with electric remote door(serviced Jan '26), lighting and power. The Combi boiler is located here(service due June '26). There is right of way granted over the driveway to the neighbour. Well established and mature rear enclosed with walled and fenced boundaries. Well kept lawn with low walling. Good sized paved patio and additional corner stone paved sun terrace. Vegetable bed.

#### Additional Information

Gas Central Heating-Ideal Combi Boiler New in 2022 with Warranty(serviced in June 2026)

uPVC double glazed windows/facias/soffits

Security Alarm System

Gross Internal Floor Area - 126.3 Sq.m/ 1359.4 Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area-Parkside Community School

#### Entrance Hall

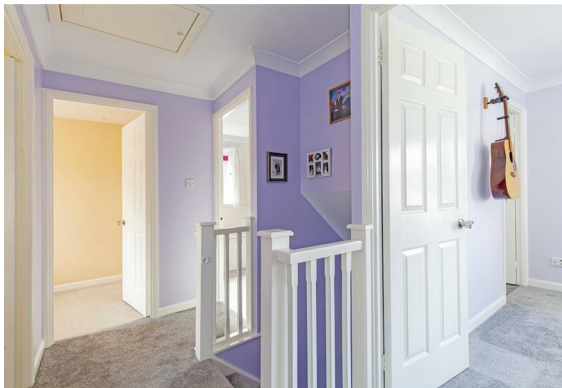
10'9" x 6'0" (3.29m x 1.83m)

Front wooden entrance door into the hallway. Stairs to the first floor.

#### Cloakroom/WC

5'6" x 4'11" (1.68m x 1.52m)

Comprising a Champagne colour 2 piece suite which includes a wash hand basin set in vanity cupboard, low level WC. Tiled floor and excellent shoe storage unit.





## Reception Room

14'3" x 12'2" (4.35m x 3.71m)

A spacious family living room, recently re-decorated and with feature fireplace having an electric fire with pebble display. LED lighting. Coved ceiling and partly glazed French doors into the dining room.

## Dining Room

11'10" x 8'7" (3.63m x 2.64m)

A second good sized reception room having patio doors fitted in 2020 onto the rear patio and gardens.

## Dining kitchen

16'1" x 12'1" (4.92m x 3.69m)

Being recently decorated & comprising of a full range of base and wall units with complimentary work surfaces having inset stainless steel sink unit with newly tiled 'brick style' splash backs. Space for slimline dishwasher (adequate space for full size if required) and washing machine. Integrated Bosch Fridge/Freezer. Integrated double oven, gas hob and extractor fan above. Useful pantry incorporating space for tumble dryer. Side rear door leading to the rear and front of the property with new side secure gate.

## First Floor Landing

9'2" x 4'6" (2.81m x 1.38m)

Staircase with newly fitted handrail leads from the hallway to the first floor. Landing with access to the insulated loft space with lighting.

## Front Double Main Bedroom

12'2" x 11'6" (3.71m x 3.51m)

Front aspect window. Range of two double fitted wardrobes. Downlighting and large, extremely useful bulkhead storage cupboard.

## Spacious En-Suite Shower Room

8'11" x 7'9" (2.74m x 2.38m)

Comprising of a Champagne colour 3 piece suite which includes separate shower cubicle with electric shower, low level WC, pedestal wash hand basin. Attractive dressing table with ample drawer storage. Vinyl flooring and downlighting. Airing cupboard with dual fuel chrome heated radiator.

## Rear Double Bedroom Two

11'9" x 8'10" (3.60m x 2.71m)

Recently re-decorated and with rear aspect window overlooking the gardens. Range of triple wardrobes with drawers beneath.

## Rear Single Bedroom Three

8'9" x 7'6" (2.68m x 2.29m)

Rear aspect window overlooking the rear gardens. Fitted wardrobes with dressing table and top boxes. Downlighting.

## Rear Bedroom Four

13'7" x 7'3" (4.16m x 2.22m)

Rear aspect window overlooking the gardens. Range of triple wardrobes, drawers/dressing table with work desktop facility.

## Family Bathroom

8'6" x 6'7" (2.61m x 2.01m)

Being half tiled and comprising of a 3 piece suite which includes bath with mains rain shower, low level WC with half flush, pedestal wash hand basin.

## Outside

Fabulous front block paved driveway which provides 3 car standing spaces and also side grass area offers great potential for caravan standing too. Substantial conifer screen hedge boundaries. Single Integral Garage with electric remote door (serviced in Jan 2026), lighting and power. The Ideal Combi boiler is located here. There is right of way granted over the driveway to the neighbour. Newly fitted secure side gate leading to the rear of the property.

Well established and mature rear enclosed with walled and fenced boundaries with newly erected side fencing. Well kept lawn with low walling. Good sized paved patio and additional corner stone paved sun terrace. Vegetable bed. Perfect setting our outside social/family entertaining.





### 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.

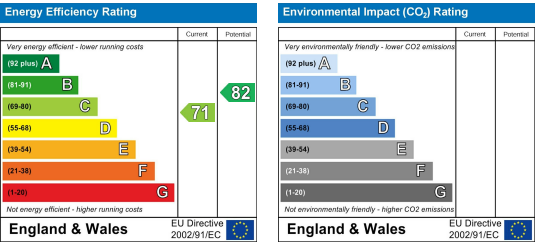
Floor Plan



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



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.

