



**wards**  
estate agents

**29 Fenland Way**  
Walton, Chesterfield, S40 3RH  
**£399,950**

# 29 Fenland Way

Walton, Chesterfield, S40 3RH

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is highly recommended of this generously proportioned THREE BEDROOM/TWO BATHROOM DETACHED BUNGALOW. 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.

Deceptively spacious accommodation benefits from gas central heating with a Combi boiler (serviced March 2025) and uPVC double glazing/facias/soffits and dry end ridges. Internally includes front spacious entrance hall, integrated kitchen, utility and rear porch. Luxury fully tiled bathroom with 4 piece suite, dining room, reception room with patio doors to the rear gardens. Main double bedroom with superb fully tiled en suite shower room, further double bedroom with fitted wardrobes and third versatile bedroom which could be used as office/home working space.

Impressive front block paved driveway which provides ample parking for several vehicles or caravan standing. Front mature and well established well stocked rockery. Attached Double Garage.

Enclosed landscaped rear garden with substantially fenced boundaries. Stone paved pathway. Low brick wall and raised fully stocked shrubbery border which is set with an abundance of plants, shrubs and bushes. Upper low maintenance area of pebbles with inset stone stepping stones. Corner Seating Area creates a perfect setting for family and social outside entertaining!

## Additional Information

Gas Central Heating - Baxi Combi Boiler-serviced March 2025  
uPVC Double Glazed windows/facias/soffits/dry end ridges  
Gross Internal Floor Area- 147.9 Sq.m/ 1592.4 Sq.Ft.  
Council Tax Band - E  
Secondary School Catchment Area - Parkside Community School





### Front Entrance Hall

17'2" x 9'0" (5.23m x 2.74m)

uPVC entrance door with side glazed panels into the spacious entrance hall. Useful coats cupboard.



### Fitted Kitchen

16'6" x 8'7" (5.03m x 2.62m)

Comprising of a full range of base and wall units with White fronts, complementary worksurfaces with an inset stainless steel sink with tiled splash backs. Integrated double oven, electric hob and extractor fan. Space for fridge freezer. Wall mounted Baxi Combi boiler (serviced March 2025)

### Utility Room

10'3" x 5'8" (3.12m x 1.73m)

Having complementary base units. Space and plumbing for dishwasher. Wooden door leads to the side porch.

### Rear Porch

uPVC glazed door to the side of the property. Door into the garage.

### Reception Room

15'6" x 13'4" (4.72m x 4.06m)

Generously proportioned family reception room with contemporary fireplace with a marble hearth and gas-fire. uPVC patio doors to the rear gardens.

### Dining Room

10'8" x 10'0" (3.25m x 3.05m)

A second reception room with rear aspect window.



### Inner Hallway

18'9" x 2'10" (5.72m x 0.86m)

Access via a retractable ladder to the insulated loft space which has boarding and lighting.

### Fully Tiled Family Bathroom

9'10" x 7'5" (3.00m x 2.26m)

Comprising of a four piece bathroom suite which includes a spacious bath, double shower cubicle with mains shower, wash hand basin and low level WC set in vanity units. Wall mirror. Tiled floor and panelled ceiling with downlighting.



### Front Double Bedroom One

12'5" x 10'8" (3.78m x 3.25m)

Good sized main double bedroom with front aspect window.

### Superb Fitted En - Suite

6'9" x 5'1" (2.06m x 1.55m)

Being fully tiled and comprising of a 3 piece suite which includes a shower cubicle with mains shower, low level WC set in vanity unit, wash hand basin set in attractive vanity cupboard. Chrome heated towel rail. Panelled ceiling with downlighting.



## Front Double Bedroom Two 11'5" x 10'8" (3.48m x 3.25m)

Second double bedroom with a front aspect window. Range of double mirror fronted wardrobes.

## Rear Single Bedroom Three 9'5" x 8'4" (2.87m x 2.54m)

A versatile third bedroom which could also be used for office or home working space.

## Attached Double Garage 19'10" x 16'10" (6.05m x 5.13m)

The washing machine, dryer and additional freezer is located in the garage. There is power and lighting. Remote doors, security alarm and uPVC window.

## Outside

Impressive front block paved driveway which provides ample parking for several vehicles or caravan standing. Front mature and well established well stocked rockery. Attached Double Garage.

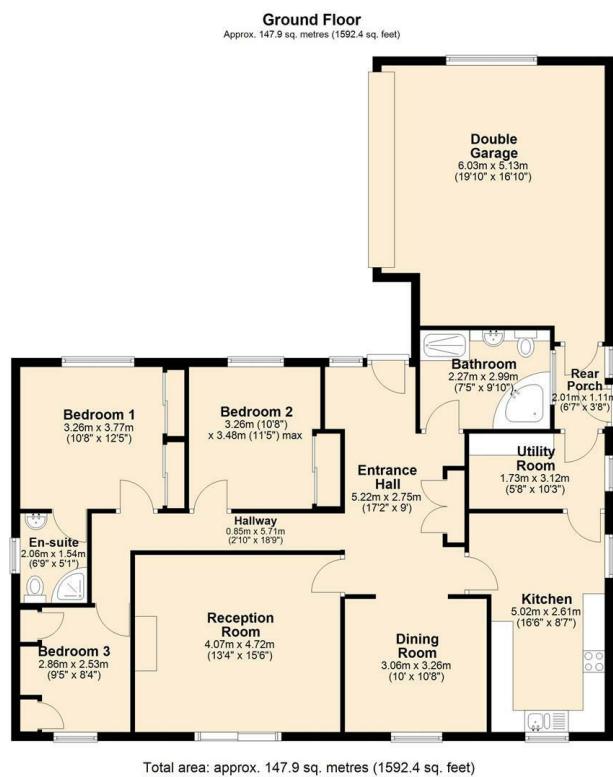
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## School catchment areas

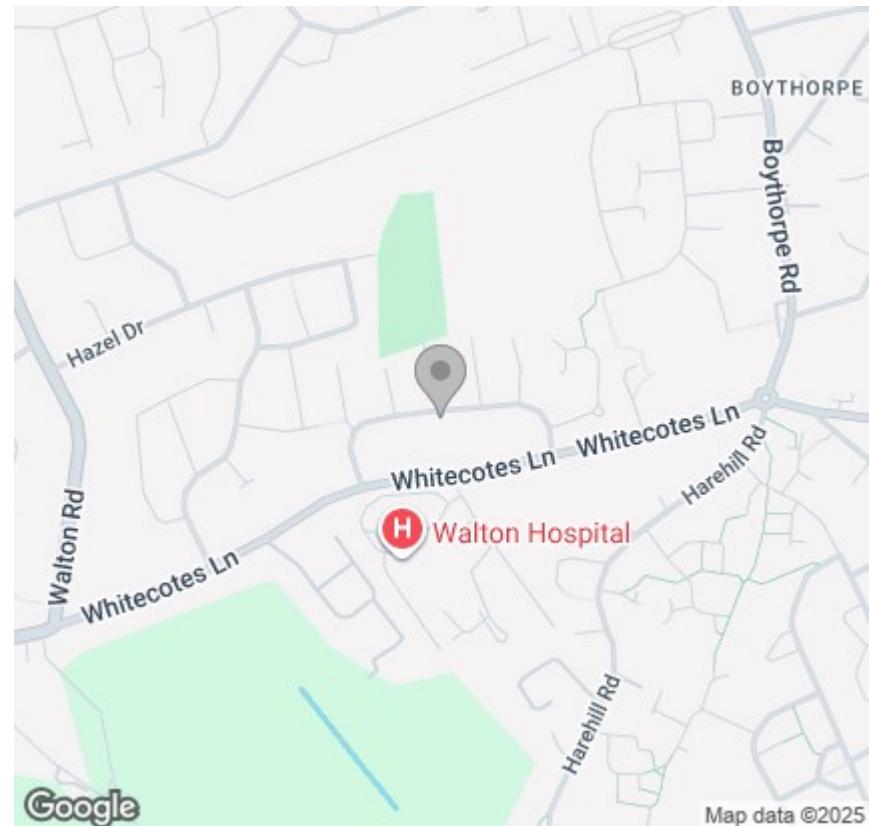
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



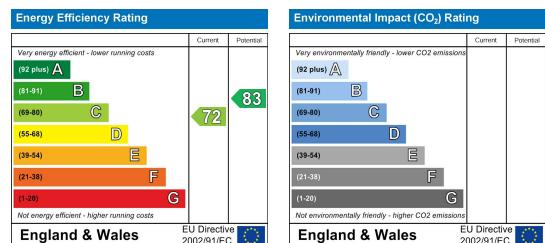
## Area Map



## 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.