



**w**ards  
estate agents

**8 Ling Road**  
Walton, Chesterfield, S40 3HS

**£325,000**

# 8 Ling Road

Walton, Chesterfield, S40 3HS

Early viewing is absolutely imperative to fully appreciate this totally refurbished & extended FOUR BEDROOM/TWO BATHROOM SEMI DETACHED FAMILY HOUSE! Impeccably presented throughout and with further scope to extend to the rear (STPP) 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.

Internally the well proportioned accommodation of 1268 sq ft benefits from gas central heating with a Combi Boiler (new in 2020 & serviced) 9 solar panels- owned, uPVC double glazing, rewired 2020, and most rooms being replastered. On the ground floor entrance hall with new staircase (2019), impressive kitchen/breakfasting room with superb kitchen range & Range Cooker, utility room and generous family reception room with bespoke wall panelling and patio doors onto the rear gardens.

To the first floor:- spacious principal double bedroom with exquisite en suite, two further double bedrooms with views over the rear gardens and fourth versatile bedroom/office/home working space. Luxury family bathroom with 3 piece suite.

Splendid block paved front driveway which provides surplus amounts of parking spaces and side access to the detached rear garage. Marvellous SOUTH WEST SUN BLESSED corner rear garden plot! Private and enclosed with substantially fenced boundaries. Large area of newly seeded lawn with stocked borders. Corner block paved footpath leads to the raised sleeper edged bark play area with stocked flower beds and play house. Low stone walling and raised borders with fabulous feature water pond with cascade waterfall. Side colour stone BBQ area and splendid Indian stone patio which creates a perfect setting for Alfresco dining, family and social outside entertaining.

### Additional Information

- Gas Central Heating - Idea Combi Boiler (New in 2020 & serviced)
- Rewired - 2020
- New staircase in 2019
- Internal replastering to all rooms (except utility)
- uPVC double glazed window
- 9 Solar Panels - owned. Tariff is 34.39 p/kwh
- Gross Internal Floor Area - 117.8 Sq.m/ 1268.0 Sq.Ft.
- Council Tax Band - B
- Secondary School Catchment Area - Parkside Community School

All alterations to the property have been carried out in accordance with planning requirements and building regulations.

### Entrance Hall

13'11" x 6'1" (4.24m x 1.85m)

Front composite entrance door with glazed side panels. Feature wooden flooring.





### Impressive Kitchen/ Breakfast Room

19'9" x 10'3" (6.02m x 3.12m)

Fabulous re-fitted open plan kitchen/breakfasting room with a quality range of base and wall units having complementary work surfaces & inset ceramic sink with mixer tap. Inset SMEG Duel Fuel Range Cooker with feature splash back extractor fan above and display mantle shelf. Integrated fridge, dishwasher, chiller and freezer. Superb central breakfast island with over lighting & additional storage cupboards below. Tiled flooring, downlighting and feature radiator. Store cupboard with consumer unit. Rear aspect window overlooks the gardens. Door to the utility and door into the reception room.

### Utility Room

7'2" x 7'0" (2.18m x 2.13m)

Having a complementary range of base and storage cupboard with work surface. Space and plumbing for washing machine and dryer. The Ideal Combi boiler is located in the utility, newly installed in 2020 and with service record. Useful under stairs store cupboard. Side uPVC door.

### Reception Room

22'9" x 10'7" (6.93m x 3.23m)

A well proportioned, light and airy family reception room with attractive half panelled walls, front aspect bay window and uPVC patio doors leading onto the rear gardens. Inset hearth with Multi Fuel Stove, Two feature radiators.



### First Floor Landing

9'3" x 7'10" (2.82m x 2.39m)

Newly fitted staircase in ??? Access to the insulated loft space.

### Front Double Bedroom One

13'0" x 10'7" (3.96m x 3.23m)

Principal double bedroom with front aspect bay window with fitted blinds. Feature half panelled walls. Superb full range of 3 x double fitted wardrobes which provide surplus amounts of hanging and shelving.

### Exquisite En - Suite

6'1" x 6'0" (1.85m x 1.83m)

Luxury half tiled fitted en suite shower room comprising of a 3 piece suite. Includes shower cubicle with mains rainfall shower, low level WC and wash hand basin set in attractive vanity unit. Feature radiator, downlighting and LVT flooring.

### Rear Double Bedroom Two

12'7" x 10'3" (3.84m x 3.12m)

Extended double bedroom with rear aspect window overlooking the gardens.

### Rear Double Bedroom Three

10'7" x 9'11" (3.23m x 3.02m)

Third double bedroom with rear aspect window overlooking the gardens.

### Front Single Bedroom Four

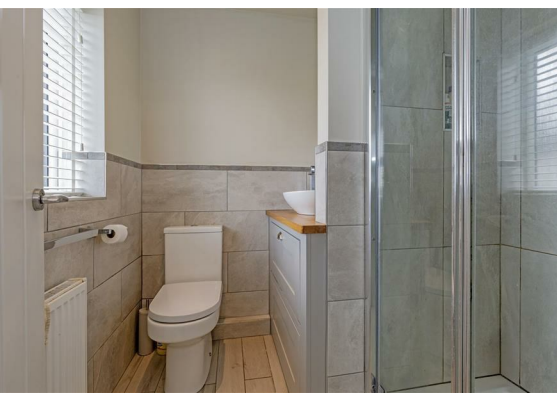
7'2" x 7'0" (2.18m x 2.13m)

A versatile extended fourth bedroom which can be used for office/study or home working if required. Front aspect window.

### Luxury Family Bathroom

6'7" x 6'1" (2.01m x 1.85m)

A superb family bathroom comprising of a 3 piece suite which includes a free standing roll top bath with feature splash back tiling and fountain taps. Low level WC and wall hung half pedestal wash hand basin. Chrome heated towel rail, down lighting and tiled floor.





### Outside

Splendid block paved front driveway which provides surplus amounts of parking spaces and side access to the detached rear garage.

Marvellous SOUTH WEST SUN BLESSED corner rear garden plot! Private and enclosed with substantially fenced boundaries. Large area of newly seeded lawn with stocked borders. Corner block paved footpath leads to the raised sleeper edged bark play area with stocked flower beds and play house.

Low stone walling and raised borders with fabulous feature water pond with cascade waterfall. Side colour stone BBQ area and splendid Indian stone patio which creates a perfect setting for Alfresco dining, family and social outside entertaining.

### Detached Garage

18'0" x 8'8" (5.49m x 2.64m)



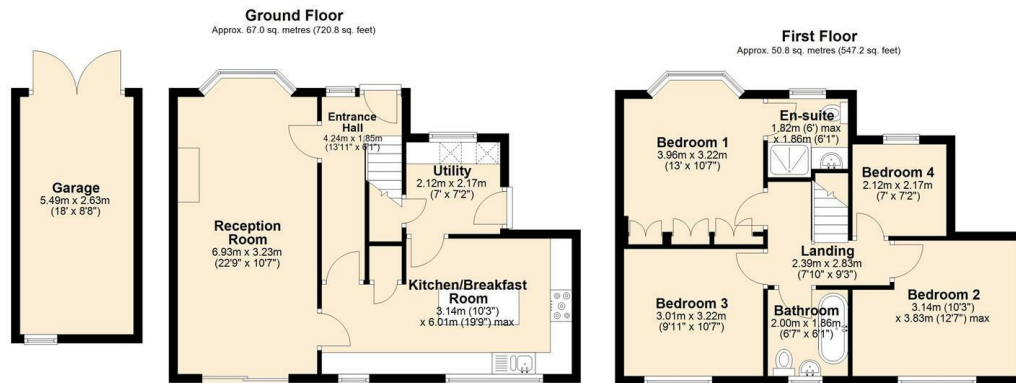
### School catchment areas

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

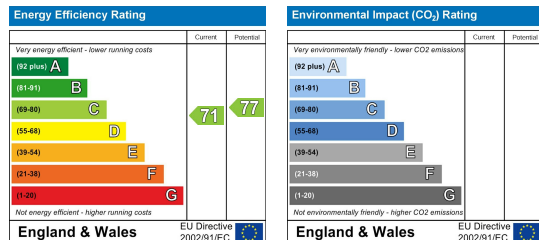


Total area: approx. 117.8 sq. metres (1268.0 sq. feet)

## 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.

