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estate agents

59 Moorland View Road

Walton, Chesterfield, S40 3DD

Guide price £330,000

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Guide Price £330,000 - £340,000

Viewing is recommended of this **THREE BEDROOM DETACHED FAMILY HOUSE, FABOULUS VIEWS OVER WALTON DAM, SET WITHIN BROOKFIELD SCHOOL CATCHMENT!** The property has great potential with some upgrading to make a fabulous starter or family house! Situated in this ever popular residential setting backing onto Walton Dam, close to Somersall Park, local shops, bus routes and within easy access to the town centre, train station and main commuter road links.

Requiring some modernisation the internal accommodation benefits from Gas central heating with a Glow Worm Combi boiler, uPVC double glazing. Includes front spacious porch / entrance hall, kitchen, separate study room, cloakroom/WC, rear generous sized reception / dining room with views over rear gardens, and Walton Dam. To the first floor rear main double bedroom and second double with views over Walton Dam, third single front bedroom. Fully tiled three piece family bathroom, which offers huge potential.

Front low maintenance garden with plants, shrubs, pebbled area, access into the semi-detached single garage. Side access onto the rear enclosed gardens being low maintenance having patio areas, hedged/fenced boundaries. Feature wall built fish pond.





Additional Information

Gas Central Heating- (Glow Worm Combi Boiler serviced January 2026 Includes Gas-Fire)
Vendors have certification
uPVC Double Glazed windows
Gross Internal Floor Area- 106.6 Sq.m/ 1147.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Brookfield Community School

Front Porch

5'7" x 4'7" (1.70m x 1.40m)

Front porch with access to the entrance hall.

Entrance Hall

11'10" x 10'10" (3.61m x 3.30m)

Stairs up to the first floor. Under stair store cupboard.

Cloakroom/WC

5'7" x 2'0" (1.70m x 0.61m)

Comprising of a 2 piece suite with low level w/c & wash hand basin.

Study

6'11" x 5'11" (2.11m x 1.80m)

Versatile front room, which could be utilised as a study / home working office or nursery.

Kitchen

8'11" x 8'9" (2.72m x 2.67m)

Comprising of tiled flooring and Cream fronted wall & base units, with complimentary work surfaces, tiled splash back and inset Ceramic sink, Space for Beko gas cooker with 4 ring hob, and double oven. Space for fridge/freezer and washing machine. The boiler is located here (Glow Worm serviced January 2026)

Spacious Reception Room / Dining Room

19'11" x 14'6" (6.07m x 4.42m)

A nicely presented family reception room/dining area. Feature fireplace & hearth with gas fire (serviced Jan 2026). Sliding rear door onto rear gardens. Space for dining table and chairs, with original kitchen hatch.

First Floor Landing

10'10" x 7'7" (3.30m x 2.31m)

Access into the insulated loft space.

Rear Double Bedroom One

14'8" x 8'11" (4.47m x 2.72m)

Main double bedroom with rear aspect window that provides lovely views over Walton Dam



Rear Double Bedroom Two

11'1" x 10'8" (3.38m x 3.25m)

A second double bedroom with rear aspect window again enjoying views over Walton Dam

Front Single Bedroom Three

8'11" x 8'11" (2.72m x 2.72m)

Good sized versatile front bedroom, which could be utilised as a second study or home office. Front aspect window.

Generous Sized Family Bathroom

8'8" x 6'0" (2.64m x 1.83m)

Being fully tiled and comprising of a three piece suite, which includes bath with shower screen, and electric over head shower. Pedestal wash hand basin, and low level W/C. Built in storage cupboard.

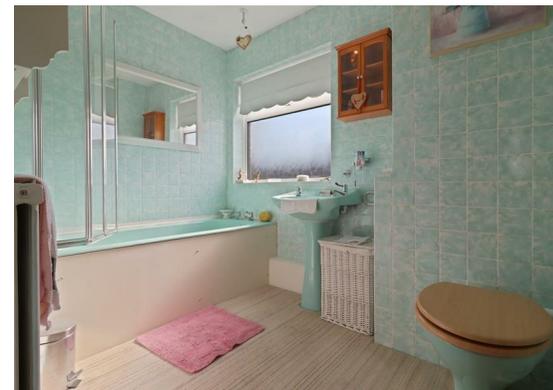
Semi-Detached Single Garage

18'0" x 8'6" (5.49m x 2.59m)

Up & over door, with power & lighting.

Outside

Front low maintenance garden with plants, shrubs, pebbled area, access into the semi-detached single garage. Side access onto the rear enclosed gardens being low maintenance having cobble block patio areas, hedged/fenced boundaries. Feature wall built fish pond. Backing onto Walton Dam.

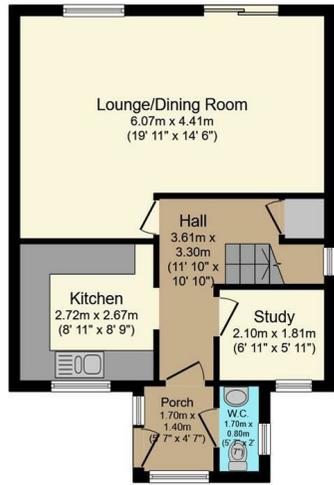


School catchment areas

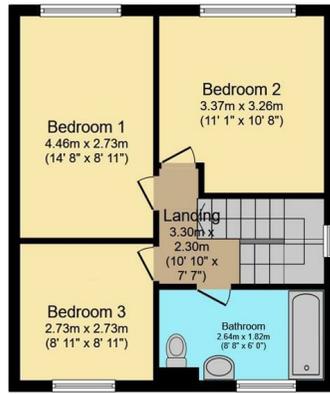
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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.

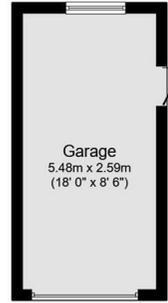
Floor Plan



Ground Floor
 Floor area 48.0 sq.m. (517 sq.ft.)



First Floor
 Floor area 43.9 sq.m. (473 sq.ft.)



Garage
 Floor area 14.6 sq.m. (157 sq.ft.)

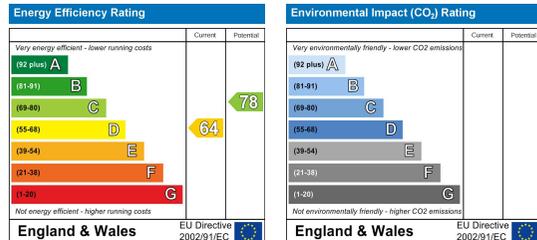
Total floor area: 106.6 sq.m. (1,147 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

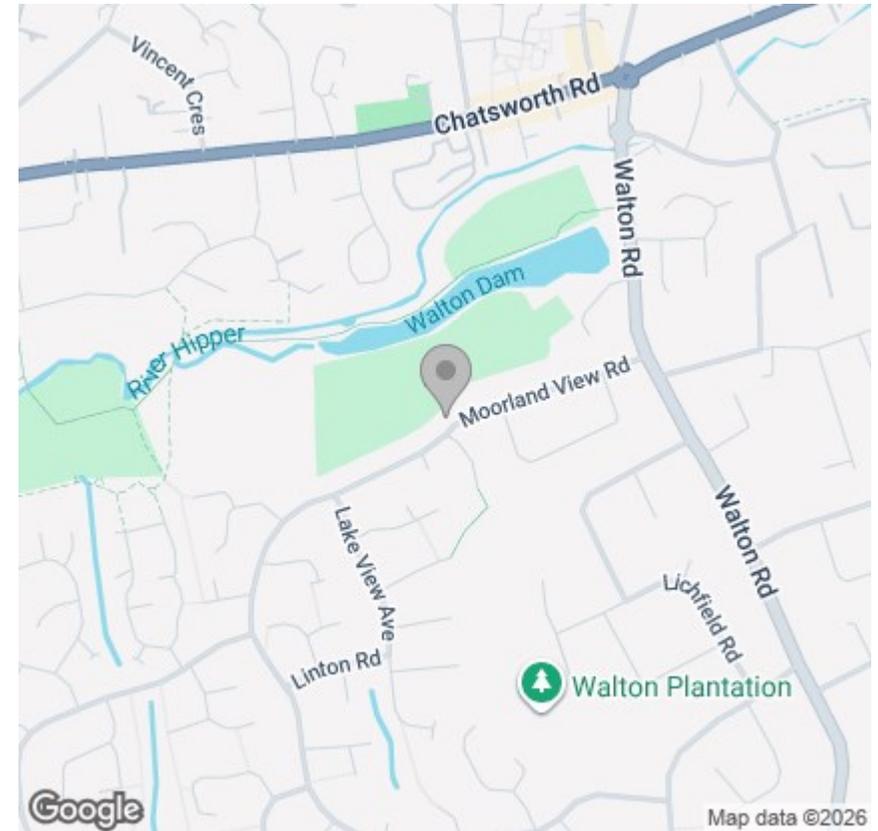
Energy Efficiency Graph



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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.

