



**GADSBY  
NICHOLS**

St. Augustines Vicarage Whitecotes Lane, Walton, Chesterfield, S40 3HJ  
Offers Over £500,000



AN IMPRESSIVE, FIVE-BEDROOMED DETACHED FORMER VICARAGE, enjoying delightful, extensive mature gardens of over ONE-THIRD of an ACRE, on the fringe of the suburb of Walton. Available with IMMEDIATE VACANT POSSESSION, the extremely spacious family accommodation has the benefit of gas central heating, UPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, enclosed entrance porch, reception hall, cloaks/WC, three reception rooms, dining kitchen, utility, rear porch, and store. FIRST FLOOR, landing, five bedrooms, family bathroom, and separate WC. OUTSIDE, attached single garage, deep front garden, and mature rear garden of 100-ft in depth. EPC D, Council Tax Band F.

## THE PROPERTY



An impressive, pre-war, bay-windowed detached, affording many retained original features, and offers excellent scope for a scheme of further refurbishment and modernisation, with the benefit of immediate vacant possession. The spacious accommodation comprises; enclosed entrance porch, reception hall, cloaks/WC, three reception rooms, dining kitchen, utility, rear porch, store, landing, five bedrooms, family bathroom, separate WC, attached single garage, and gardens.

## LOCATION

The property is set back from the road, in an elevated position, on the fringe of the town of Chesterfield adjoining the suburb of Walton, within easy access of the town centre and range of amenities. The M1 motorway is readily accessible, providing links throughout the country.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A38 to junction-28 of the M1 motorway. At the roundabout, take the exit for the

A617 towards Chesterfield. At the Heath interchange, take the second exit onto the A617, then at the Horns Bridge roundabout take the first exit onto the A61 Derby Road, following the A61 before turning right into St. Augustines Road, then at the roundabout take the second exit onto Whitecotes Lane. The property is situated immediately on the right-hand side.

What 3 Words // snows.atoms./codes

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13513

## ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises: -

## GROUND FLOOR

### LARGE ENCLOSED ENTRANCE PORCH

Having UPVC double glazed entrance door, circular leaded-light double glazed window, tiled floor, and inner door opening to the: -

## RECEPTION HALL

Having herringbone wood floor, circular UPVC leaded-light double glazed window, picture railing, central heating radiator, and stairs to first floor with understairs store.

## CLOAKS/WC

Having herringbone wood floor to the outer compartment, central heating radiator, circular UPVC leaded-light double glazed window, and stripped pine door opening to the WC area, comprising; white low-level WC, and corner wash hand basin, together with circular UPVC leaded-light double glazed window, and tiled floor.

## LOUNGE

5.23m x 4.01m (17'2" x 13'2")



Having period fire surround with marble hearth, UPVC leaded-light double glazed windows to the front and side, ceiling cornice, picture railing, and two central heating radiators.

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### DINING ROOM

3.94m x 3.78m plus (12'11" x 12'5" plus)



Measurements are 'plus bay window'.

Having deep UPVC leaded-light double glazed bay window to the front, period fire surround with marble hearth, ceiling cornice, picture railing, and central heating radiator.

### SITTING ROOM

3.94m x 3.94m (12'11" x 12'11")



Having UPVC leaded-light double glazed window to the front, period oak fire surround, and central heating radiator.

### BREAKFAST KITCHEN

4.24m x 4.04m (13'11" x 13'3")



Having fitments comprising; one double corner base

unit, one double base unit, one single base unit, drawers, one double wall unit, and two single wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, work surface area with tiled splashback, herringbone wood floor, plumbing for automatic washing machine, UPVC leaded-light double glazed windows to both sides, central heating radiator, and original full-height built-in cupboards and drawers.



### BOILER STORE/FORMER PANTRY

2.41m x 1.60m (7'11" x 5'3")

Having thrawl, tiled floor, UPVC leaded-light double glazed window, and housing the Worcester wall-mounted gas central heating boiler providing domestic hot water and central heating.

### ENCLOSED REAR PORCH

Having UPVC double glazed arched door to outside, and internal doors to the garage, and: -

### UTILITY STORE

1.83m x 1.27m (6'0" x 4'2")

Having electric power and light.

## FIRST FLOOR

### LANDING

Stairs and landing with feature period balustrade, with oak hand-rails, large UPVC leaded-light double glazed window, central heating radiator, and built-in shelved linen cupboard, together with built-in airing cupboard housing a hot water cylinder.

### BEDROOM ONE

4.01m x 3.99m max (13'2" x 13'1" max)



Having period fire surround, original built-in cupboards and drawers, wash hand basin, picture railing, central heating radiator, and UPVC leaded-light double glazed window to the front enjoying elevated views.

### BEDROOM TWO

3.94m x 3.78m plus (12'11" x 12'5" plus)



Measurements are 'plus bay window'.

Having original built-in cupboards and drawers, period fire surround, central heating radiator, and deep UPVC leaded-light double glazed bay window to the front enjoying elevated views.

### BEDROOM THREE

3.94m x 3.94m max (12'11" x 12'11" max)



Having original built-in cupboards and drawers, period fire surround, wash hand basin, central heating radiator, and UPVC leaded-light double glazed window to the front enjoying elevated views.

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## BEDROOM FOUR

3.66m x 2.54m (12'0" x 8'4")



Having UPVC leaded-light double glazed window, central heating radiator, picture railing, and access to the loft space.

## BEDROOM FIVE

4.22m x 3.43m max (13'10" x 11'3" max)



Having original built-in cupboards and drawers,

wash hand basin, fire surround, central heating radiator, and UPVC leaded-light double glazed window.

## FAMILY BATHROOM



Having modern white suite comprising; pedestal wash hand basin, and panelled bath with electric shower unit over and shower screen to the side, together with tiled surround, heated towel rail, and UPVC leaded-light double glazed window.

## SEPARATE WC

Having low-level WC, UPVC double glazed window, and central heating radiator.

## OUTSIDE

## GROUNDS

The property enjoys delightful, mature gardens, extending to over 0.33-acres.

## FRONT GARDEN

The property is set back from the road behind a deep front garden, having lawn, shrub borders, and long sweeping driveway leading to the rear of the

property and ample parking to the front of the garage.

## ATTACHED SINGLE GARAGE

5.38m x 3.40m plus (17'8" x 11'2" plus)

Measurements are 'plus recess'.

Having up-and-over door to the front, door to the rear, and electric power and light.

## MATURE REAR GARDEN



Being over 100-ft in depth, having paved patio, extensive lawns, flower borders, and mature trees.

## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

**St. Augustines Vicarage Whitecotes Lane, Walton, Chesterfield, S40 3HJ**

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

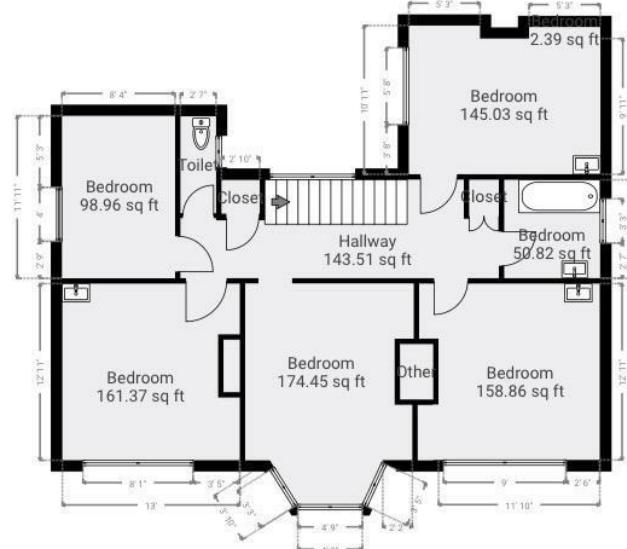
**REF: R13513**

▼ Ground Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

▼ 1st Floor



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**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective



| Energy Efficiency Rating  |  | Current                 | Potential               |
|---|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs<br>(B2 plus)        |  | A                       |                         |
| (B1-91)   |  | B                       |                         |
| (89-80)   |  | C                       |                         |
| (79-69)   |  | D                       |                         |
| (69-54)   |  | E                       |                         |
| (54-38)   |  | F                       |                         |
| (38-26)   |  | G                       |                         |
| Not energy efficient - higher running costs                     |  |                         |                         |
|   |  | 76                      | 61                      |
|   |  | EU Directive 2002/91/EC |                         |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | A                       |                         |
| (B2 plus)   |  | B                       |                         |
| (B1-91)   |  | C                       |                         |
| (89-80)   |  | D                       |                         |
| (79-69)   |  | E                       |                         |
| (69-54)   |  | F                       |                         |
| (54-38)   |  | G                       |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                         |
|   |  | England & Wales         | England & Wales         |
|   |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |