



Selby Close, Chesterfield, S40 3HA

Offers In Excess Of £430,000

A substantial five bedroom, three reception detached family home situated at the head of a cul de sac in the sought after village of Walton.

Close to local shops and amenities this desirable property is within the catchment for Brookfield School and has easy M1 access for Chesterfield, Matlock, Derby and Sheffield.

This deceptively spacious family home offers in excess of 2400 sq. Ft of flexible accommodation set across two levels with further scope for a prospective purchaser to modernise and re-configure to their individual requirements.

The downstairs comprises of an entrance hallway, central hallway, downstairs WC/Cloakroom, spacious L shaped dual aspect lounge, well-appointed kitchen with integrated appliances, office, dining room and utility room. To the first floor are five bedrooms (two with en-suite) and a family bathroom.

With a secluded south facing established garden to the rear, an extensive patio, front garden, Gas central heating, uPVC double glazed, off road parking for three/four cars and double garage.

Viewing is highly recommended.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions
95-100 A			100-100 G
85-95 B			95-100 F
75-85 C			90-95 E
65-75 D			85-90 D
55-65 E			80-85 C
45-55 F			75-80 B
35-45 G			70-75 A
1-35			65-70
	68	81	

Approved under Part L of the Building Regulations 2006
 England & Wales
 EPC Directive 2002/91/EC