

8 Fulford Close,
Walton, S40 3RJ

OFFERS AROUND

£260,000

W
WILKINS VARDY

OFFERS AROUND

£260,000

IMMACULATE DETACHED FAMILY HOME WITH DETACHED GARAGE AND SOUTH WEST FACING ENCLOSED GARDEN

This superbly presented three bedroomed detached family home offers well appointed and neutrally presented accommodation, which includes a modern re-fitted kitchen, a useful ground floor WC, and a generous lounge/diner with French doors opening onto a good sized enclosed south west facing rear garden.

This attractive property sits at the head of this popular cul-de-sac, being well placed for accessing the various amenities in Walton and Brampton, and being ideally placed for routes into the Town Centre and towards the Peak District. The property also sits within Brookfield School catchment.

- Immaculate Detached Family Home
- Popular Cul-de-Sac Position
- Dual Aspect Living/Dining Room
- Modern Fitted Kitchen
- Cloaks/WC
- Three Bedrooms
- Family Bathroom
- EPC Rating: D
- Good Sized South West Facing Rear Garden
- Detached Garage & Off Street Parking

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 62.7 sq.m./675 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring and having downlighting. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with laminate flooring and having a 2-piece white suite comprising of a corner wash hand basin and a low flush WC.

Kitchen

8'2 x 7'10 (2.49m x 2.39m)
Being part tiled in metro tiles and fitted with a range of light grey hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with flexible spray mixer tap.
Integrated appliances to include a dishwasher, fridge, washing machine, wine cooler, Neff electric oven and 4-ring hob with angled extractor over.
Tiled floor with under floor heating and LED downlighting.

Living/Dining Room

19'5 x 11'3 (5.92m x 3.43m)
A generous dual aspect reception room having a feature marble fireplace with pebble bed electric fire.
uPVC double glazed French doors overlook and open onto the rear patio.

On the First Floor

Landing

Having a built-in storage cupboard and loft access hatch.

Bedroom One

11'3 x 8'1 (3.43m x 2.46m)
A good sized rear facing double bedroom.

Bedroom Two

11'2 x 7'10 (3.40m x 2.39m)
A good sized front facing double bedroom.

Bedroom Three

8'4 x 6'2 (2.54m x 1.88m)
A front facing single bedroom having a built-in over stair storage cupboard.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

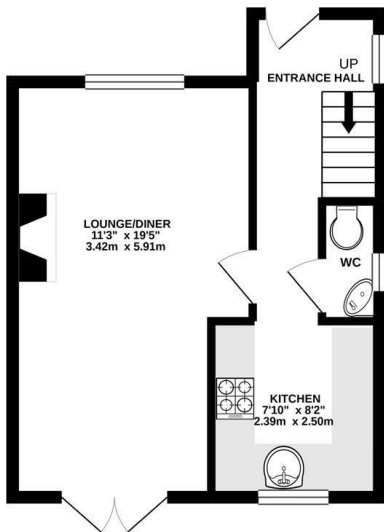
Outside

To the front of the property there is a lawned garden, alongside a tarmac driveway providing off street parking, leading to a detached single garage with light, power, rear personnel door and external power point.

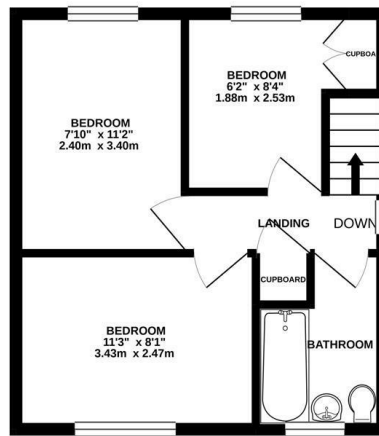
A side gate gives access to an enclosed south east facing rear garden which comprises of a paved patio with a step down to a lawn. There is a pebbled area behind the garage suitable for a hot tub or greenhouse.



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

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, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

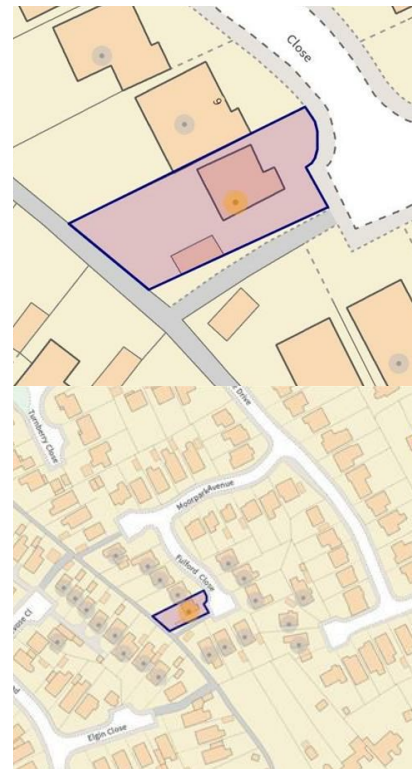
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

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