



90 Moorland View Road,
Walton, S40 3DF

OFFERS IN THE REGION OF
£325,000

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WILKINS VARDY

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SPACIOUS FAMILY HOME WITH SOUTH FACING REAR GARDEN

This delightful four bedroomed detached house offers generously proportioned and tastefully appointed accommodation including a superb open plan living/dining/garden room and a lovely conservatory extension overlooking a south facing rear garden.

The property is situated in a popular residential area, well placed for accessing the various amenities in Walton and Brampton and is within Brookfield School catchment.

- Spacious Family Home
- Kitchen& Utility Room
- Brick/uPVC Conservatory
- Four Double Bedrooms
- 4-Piece Family Bathroom
- Integral Garage & CSS
- South Facing Rear Garden
- Brookfield School Catchment
- Open Plan
- EPC Rating: D

Living/Dining/Garden Room

General
Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC double glazed windows and doors
uPVC fascias and soffits
Gross internal floor area - 157 sq.m./1693 sq.ft. (including Garage)
Council Tax Band -
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Entrance Hall
With laminate flooring, a door giving access to the Living Room and a door leading into the ...

Cloaks/WC
Being part tiled and fitted with a 2-piece suite comprising wash hand basin and low flush WC.
Laminate flooring.

Open Plan Living/Dining/Garden Room

Living Room
20'5 x 11'0 (6.22m x 3.35m)
A generous front facing reception room having a feature fireplace with fitted living flame gas fire.
A squared opening leads through into the ...

Dining Room
12'0 x 9'10 (3.66m x 3.00m)
Being open plan to the Living Room and Garden Room, having space for a dining table and chairs.
A staircase rises to the First Floor accommodation and an opening leads through into the ...

Garden Room
11'0 x 8'4 (3.35m x 2.54m)
A versatile space with windows to the rear and side elevations, together with sliding patio doors leading through into the ...

Brick/uPVC Double Glazed Conservatory
14'4 x 9'2 (4.37m x 2.79m)
A good sized conservatory with laminate flooring and French doors which overlook and open onto the rear garden.

Kitchen
11'10 x 10'1 (3.61m x 3.07m)
Fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include microwave, electric double oven and hob with stainless steel splashback and fitted extractor hood over.
Tile effect vinyl flooring and downlighting.

Utility Room
11'10 x 8'3 (3.61m x 2.51m)
Fitted with base and drawer units with complementary work surfaces over, including an inset sink with mixer tap.
Space and plumbing is provided for a dishwasher and automatic washing machine, and there is space for a tall fridge/freezer.
Tiled floor.
There is a door giving access into the integral garage and a further door leading out onto the side of the property.

On the First Floor

Landing

Bedroom One
11'7 x 11'4 (3.53m x 3.45m)
A good sized front facing double bedroom with downlighting.

Bedroom Two
11'7 x 8'8 (3.53m x 2.64m)
A rear facing double bedroom with built-in over stairs wardrobe.

Bedroom Three
18'0 x 7'10 (5.49m x 2.39m)
A double bedroom with laminate flooring and two windows overlooking the front of the property.

Bedroom Four
18'0 x 8'5 (5.49m x 2.57m)
A double bedroom with two windows overlooking the rear of the property.

Family Bathroom

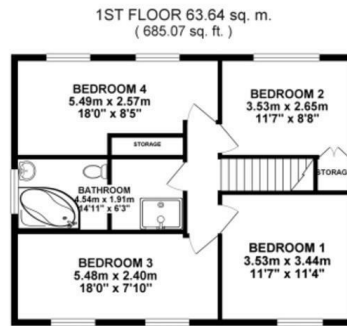
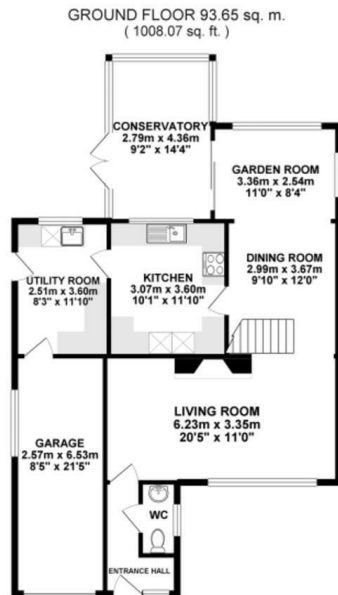
Shower Area
Being part tiled and fitted with a double shower cubicle with mixer shower.
Chrome heated towel rail and tiled flooring.
An open archway leads through into the ...

Bathroom
Again, being part tiled and fitted with a white 3-piece suite comprising panelled corner bath with bath/shower mixer taps, pedestal wash hand basin and low flush WC.
Tiled floor and downlighting.

Outside
To the front of the property there is a block paved drive providing ample off street parking/caravan standing, leading to the integral garage having electric up and over door.

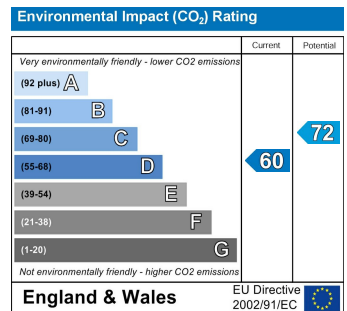
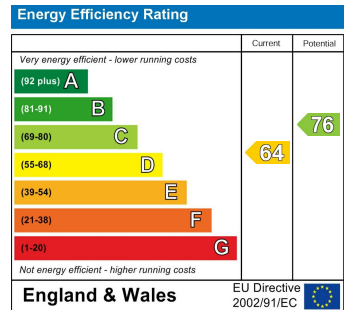
The enclosed south facing rear garden comprises of a lawned garden with mature planted borders, raised paved patio and a decorative gravel seating area.





TOTAL FLOOR AREA: 157.30 sq. m. (1693.13 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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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RICS



VIEWINGS

All viewings are to be arranged through the agent.

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, gas 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.

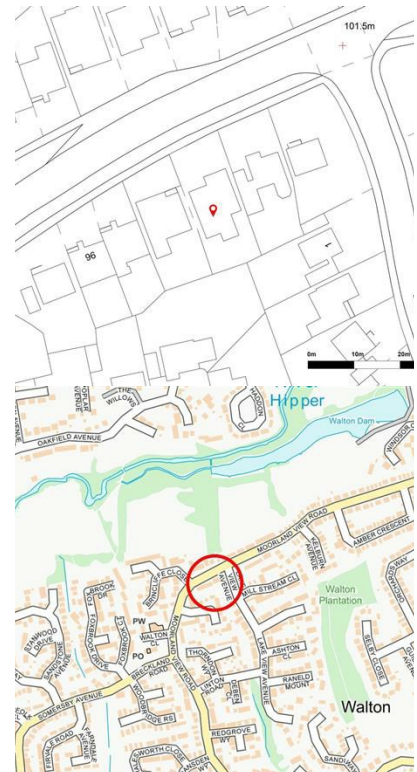
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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