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estate agents

6 Berwick Avenue
Walton, Chesterfield, S40 3SQ

£325,000

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PRICE GUIDE £325,000-£350,000

VIEWING IS STRONGLY RECOMMENDED OF THIS EXTENDED FOUR BEDROOM DETACHED EXECUTIVE style family home with SINGLE GARAGE and CONSERVATORY!!

Situated in the highly regarded BROOKFIELD SCHOOL CATCHMENT on the edge of the Peak District . Occupying a cul-de-sac position, Deceptively spacious the flexible accommodation benefits from Gas CH and uPVC double glazing and comprises, Hall, Cloakroom/WC, Lounge, Dining Room Conservatory, Kitchen, Utility and 4 first floor bedrooms TWO having EN SUITES, family bathroom. Enclosed rear garden with decking area and paved patio area. Block Paved Drive provides ample Car Standing Space to the drive and Single Integral Garage.

Additional Information

Gas central heating
uPVC double glazed windows, fascias & guttering
Gross internal floor area - includes garage 137.8 sq.m./ 1483 sq.ft.
Council Tax Band - E
Secondary School Catchment Area - Brookfield Academy Trust

Hall

Front uPVC Entrance door leads into the Hall. Stairs rise to the First Floor.

Cloaks/WC

Pedestal wash hand basin and low level WC

Lounge

14'9 x 14'7 (4.50m x 4.45m)

Light and airy room with front facing window. Fireplace with marble back & hearth and gas-fire. French Doors to the Hall

Dining Room

10'6 x 8'11 (3.20m x 2.72m)

Patio doors lead to the Conservatory.

Conservatory

11'6 x 10'6 (3.51m x 3.20m)

Views over the rear garden. French doors lead outside onto the decking area.

Kitchen

10'5 x 8'7 (3.18m x 2.62m)

Limed Oak base and wall units with tiled splash backs and work surfaces over. Inset sink unit with mixer taps. Integrated oven, hob & extractor fan. Integrated dishwasher and fridge. Under stairs useful store cupboard.





Utility

9'0 x 5'1 (2.74m x 1.55m)

Sink base unit, space for washing machine. Glow-worm Boiler. Door to the Garage and Rear Door to the garden.

First Floor Landing

Airing cupboard with tank. Attic access.

Master Bedroom 1

13'5 x 9'0 (4.09m x 2.74m)

Front facing aspect.

En Suite Shower Room

Comprising of a 4 piece suite- Low level WC and Bidet set in vanity housing cupboards, Pedestal Wash Band Basin, Double Shower Cubicle. Quality Karndean flooring.

Front Bedroom 2

12'11 x 10'8 (3.94m x 3.25m)

Range of fitted wardrobes, drawers and cupboards.

En Suite Shower Room

Fully tiled and comprises, Shower cubicle with power shower, wash hand basin and WC set in vanity housing. Karndean flooring.

Rear Bedroom 3

10'5 x 9'3 (3.18m x 2.82m)

A double rear facing room with a range of fitted wardrobes.

Front Bedroom 4

8'5 x 6'11 (2.57m x 2.11m)

Fitted cupboard over the bulkhead.

Fully Tiled Family Bathroom

Comprising of bath with shower spray, wash hand basin and low level WC set in vanity housing cupboards.

Outside

Front open plan gardens and Block Paved drive provides ample car standing space. Well maintained rear enclosed gardens with lawn, side borders, decking area and paved patio area.

Integral Garage

17'2 x 9'2 (5.23m x 2.79m)



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 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

6 Berwick Avenue

Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft
(Including Garage)

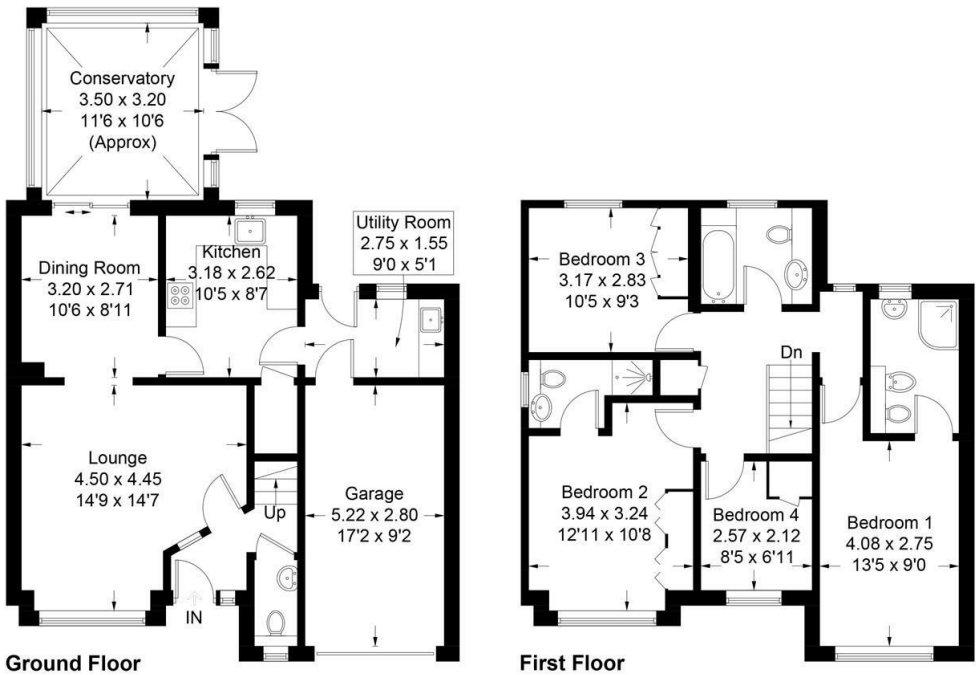
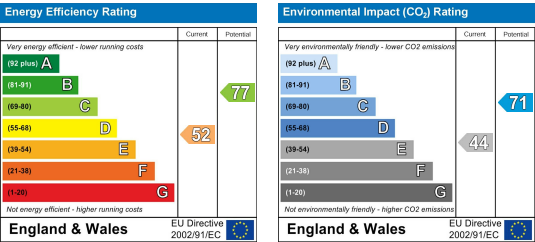


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID576052)

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



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, (space for more things to be added as custom) 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.

