4 Gransden Way,
Walton, S40 3BW

OFFERS AROUND

£350,000

WILKINS VARDY

OFFERS AROUND

£350,000

SUPERB FAMILY HOME WITH DOUBLE GARAGE AND SOUTH FACING REAR GARDEN

This fantastic four bedroomed, two 'bathroomed' detached house offers 1200 sq.ft. of generously proportioned and tastefully appointed accommodation including two reception rooms, the dining room having a sliding patio door opening onto a landscaped south facing rear garden.

The property which is situated in this sought after residential area, benefits from a double garage and car port, and is well placed for accessing the local amenities in Walton and Brampton and is within Brookfield School catchment.

- Detached Family Home
- Two Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- En Suite Bathroom
- Shower Room & Cloaks/WC
- Double Garage & Car Port
- Landscaped Gardens
- Brookfield School Catchment
- EPC Rating: D

General
Gas central heating (Viessman 100 Vitodens System Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 111.5 sq.m./1200 sq.ft.
Council Tax Band - E
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Spacious Entrance Hall
Having a built-in under stair store cupboard and staircase rising to the First Floor accommodation.

Cloaks/WC
Fitted with a 2-piece suite comprising wash hand basin with tiled splashback and low flush WC.
Vinyl flooring.

Living Room
16'4 x 10'10 (4.98m x 3.30m)
A generous bay fronted reception room having a feature fireplace with marble hearth, back and inset coal effect living flame gas fire.
A sliding glazed door gives access into the ...

Dining Room
10'9 x 9'6 (3.28m x 2.90m)
A second good sized reception room with sliding patio door overlooking and opening onto the rear decking.

Kitchen
11'11 x 9'6 (3.63m x 2.90m)
Being part tiled and fitted with a range of light oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
There is an integrated dishwasher, space for a fridge/freezer and space for a slot-in cooker with concealed extractor over.
Tiled floor.

Utility Room
8'0 x 6'10 (2.44m x 2.08m)
Being part tiled and fitted with a double base unit with work surface over, including an inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine.
There are also two built-in storage cupboards with bi-fold doors.
Tiled floor.

On the First Floor

Landing

Bedroom One
14'7 x 10'8 (4.45m x 3.25m)
A generous front facing double room having fitted wardrobes with sliding doors along one wall. A door leads through into the ...

En Suite Bathroom
Being fully tiled and fitted with a white 3-piece suite comprising panelled bath, pedestal wash hand basin and low flush WC.
Heated towel rail and vinyl flooring.

Bedroom Two
11'1 x 10'4 (3.38m x 3.15m)
A second good sized front facing double bedroom with built-in over stair cupboard.

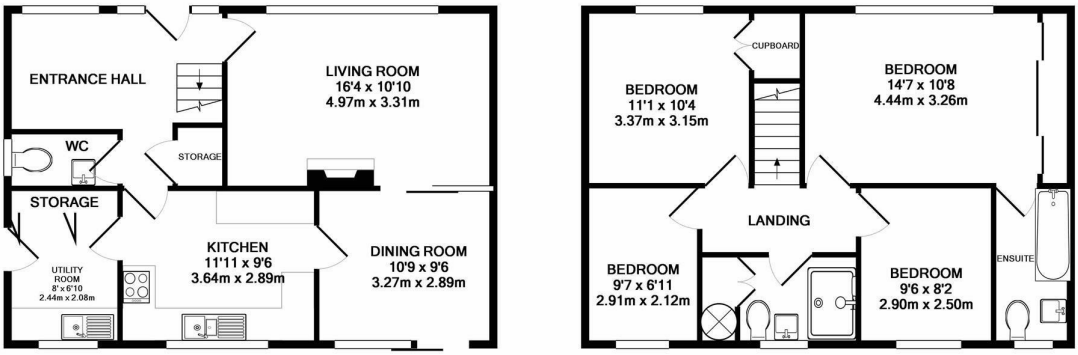
Bedroom Three
9'6 x 8'2 (2.90m x 2.49m)
A rear facing good sized single bedroom.

Bedroom Four
9'7 x 6'11 (2.92m x 2.11m)
A rear facing single room, currently used as a Study.

Shower Room
Being fully tiled and fitted with a white 3-piece suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.
Built-in airing cupboard housing the hot water cylinder.
Vinyl flooring.

Outside
To the front of the property there is a lovely lawned garden with planted bed and border, alongside a tarmac driveway providing ample off street parking and leading to the double garage having light and power. Adjacent to the garage is a car port.

The enclosed south facing rear garden comprises of a decked seating area with pagoda and paved patio with steps up to a lawn with mature borders of plants and shrubs. There is also a vegetable garden, further decked seating area, garden shed and hardstanding for a greenhouse.



GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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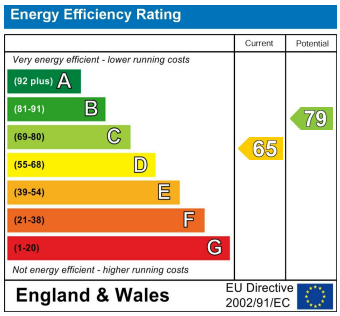

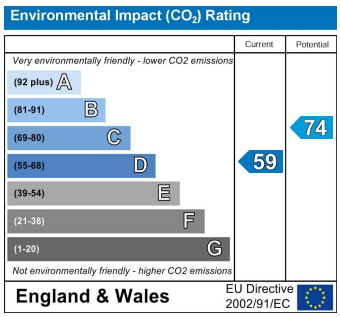

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VIEWINGS

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.

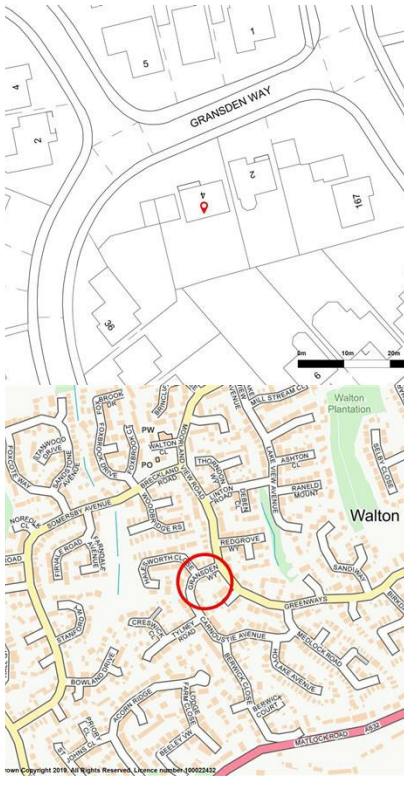
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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**

wilkins-vardy.co.uk