



12 Pickton Close,
Walton, S40 2DE

£250,000

W
WILKINS VARDY

£250,000

FOUR BED FAMILY HOME IN POPULAR CUL-DE-SAC POSITION

This superb four bedroomed detached family home offers well proportioned and tastefully appointed accommodation, including two reception rooms and a conservatory overlooking an attractive rear garden, together with an attached garage and off street parking.

The property sits at the head of this quiet cul-de-sac, being well placed for the various shops, bars and restaurants on Chatsworth Road and only 1.8 miles from the Town Centre.

- Detached Family Home
- Two Reception Rooms
- Modern 5 Piece Bathroom
- Attached Garage & CSS
- EPC Rating: D
- Cul-de-Sac Position
- Kitchen & Utility Room
- Four Bedrooms
- Low Maintenance Gardens

General

Warm air central heating
Hot water provided by Worcester Greenstar Combi Boiler
uPVC sealed unit double glazed windows
Gross internal floor area - 126.2 sq.m./1359 sq.ft. (including garage)
Council Tax Band - D
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A composite entrance door opens into the ...

Entrance Hall

Having engineered oak flooring and an open plan staircase rising to the First Floor accommodation.

Utility Room

8'3 x 7'7 (2.51m x 2.31m)
Being part tiled and fitted with a range of beech wall and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine and there is space for a freezer.
Vinyl flooring.
A door from here gives access into the Garage.

Living Room

15'10 x 11'3 (4.83m x 3.43m)
A good sized reception room having engineered oak flooring and LED downlighting.
A squared opening leads through into the dining room and a sliding patio door gives access into the ...

Brick/uPVC Double Glazed Conservatory

8'11 x 8'11 (2.72m x 2.72m)
Having a tiled floor and French doors opening onto the rear garden.

Dining Room

12'9 x 8'5 (3.89m x 2.57m)
A good sized reception room with engineered oak flooring, LED downlighting and a picture window overlooking the rear of the property.

Kitchen

10'9 x 6'7 (3.28m x 2.01m)
Being part tiled and fitted with a range of beech wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, dishwasher, microwave, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Engineered oak flooring and LED downlighting.

Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising of a concealed cistern WC and wash hand basin with storage unit below.
Engineered oak flooring.

On the First Floor

Landing

With loft access hatch having a pull down ladder to a part boarded roof space with lighting.

Bedroom One

13'4 x 11'6 (4.06m x 3.51m)
A good sized front facing double bedroom having a built-in wardrobe with sliding mirror doors.

Bedroom Two

13'3 x 9'6 (4.04m x 2.90m)
A second front facing double bedroom having a built-in double wardrobe.

Bedroom Three

10'4 x 7'7 (3.15m x 2.31m)
A rear facing good sized single bedroom.

Bedroom Four

10'1 x 7'1 (3.07m x 2.16m)
A rear facing good sized single bedroom.

Family Bathroom

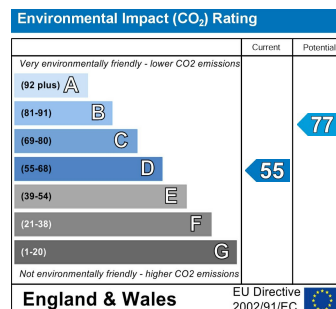
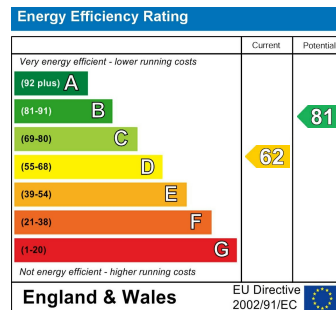
Being fully tiled and fitted with a white 5-piece suite comprising of a tiled-in bath with central taps, shower cubicle with mixer shower, semi pedestal wash hand basin, concealed cistern WC and bidet.
Vinyl flooring and LED downlighting.

Outside

To the front of the property there is a concrete drive with mature planted border, providing ample off street parking and leading to the attached garage.

A path to the side of the property gives access to the enclosed rear garden which comprises of a deck seating area, artificial lawn with mature planted borders and pergola, corner seating area and a hardstanding for a greenhouse.





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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, 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.

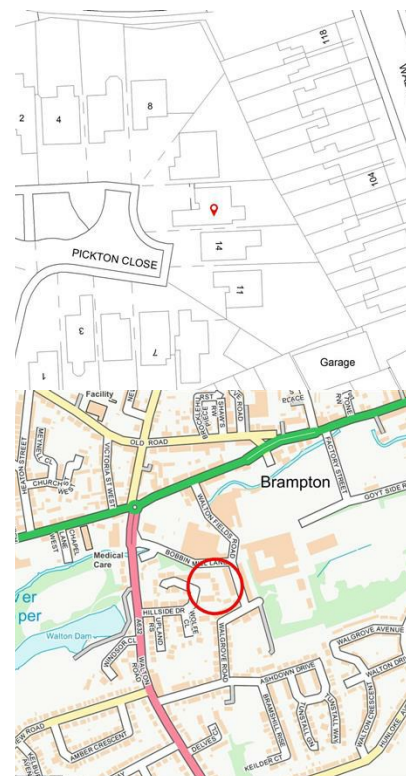
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside 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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