



4 Berwick Court,
Walton, S40 3SP

£409,950

W
WILKINS VARDY

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SUPERB FAMILY HOME ON PRIVATE GENEROUS PLOT

Tucked away at the head of a secluded cul-de-sac is this four bedroomed, two 'bathroomed' detached family home offering immaculately presented and contemporary styled accommodation including two reception rooms and a lovely breakfast kitchen, together with ample off street parking, an integral garage and private, well kept gardens.

The property is situated in this popular residential area, easily accessible for the local amenities in Walton and Brampton and for accessing routes into Matlock and Chesterfield.

- Detached Family Home
- Two Reception Rooms
- Four Double Bedrooms
- Integral Garage
- EPC Rating: D
- Cul-de-Sac Position
- Breakfast Kitchen & Cloaks/WC
- En Suite & Family Bathroom
- Private Well Kept Gardens
- Brookfield School Catchment

General

Gas central heating
Solid core front door, uPVC double glazed windows and back door, white aluminium patio doors (most fitted in 2020)
uPVC soffits, fascias, guttering and downpipes (Fitted in 2018)
Security alarm system
Gross internal floor area - 129.1 sq.m./1390 sq.ft. (including Garage)
Council Tax Band - E
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite entrance door opens into the ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Cloaks/WC

Having a tiled floor and fitted with a 2-piece white suite comprising of a semi inset wash hand basin with storage unit below, and concealed cistern WC with side storage, both having tiled splashbacks.

Living Room

17'1 x 10'9 (5.21m x 3.28m)
A generous front facing reception room having downlighting and wall lights.
The living room is also fitted with concealed wiring for Bose surround sound system to connect Hi Fi and TV.
Two sets of bi-fold doors open to give access into the ...

Dining Room

10'9 x 9'3 (3.28m x 2.82m)
A second good sized reception room having downlighting and a sliding patio door overlooking and opening onto the rear patio and garden.

Breakfast Kitchen

16'2 x 11'3 (4.93m x 3.43m)
Fitted with a range of contrasting black and cream hi-gloss wall, drawer and base units with complementary work surfaces and upstands, including an island unit/breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, tumble dryer, electric double oven with microwave/grill options and induction hob with extractor over.
Tiled floor and downlighting.
A uPVC double glazed entrance door opens onto the rear garden.

On the First Floor

Landing

With loft access hatch and built-in airing cupboard housing the hot water cylinder.

Master Bedroom

12'8 x 10'11 (3.86m x 3.33m)
A good sized front facing double bedroom, having a range of fitted wardrobes with hi-gloss doors. A door gives access into the ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, semi inset wash hand basin with storage below and to the side, and concealed cistern WC.
Vertical heated towel rail.
Tiled floor and downlighting.

Bedroom Two

12'6 x 10'0 (3.81m x 3.05m)
A good sized front facing double bedroom having a built-in double wardrobe.

Bedroom Three

10'0 x 9'5 (3.05m x 2.87m)
A rear facing double bedroom having a built-in double wardrobe.

Bedroom Four

11'7 x 7'9 (3.53m x 2.36m)
A rear facing good sized single/small double bedroom.

Family Bathroom

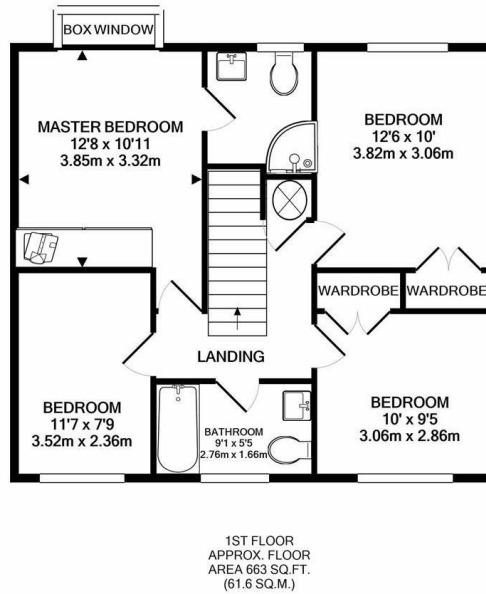
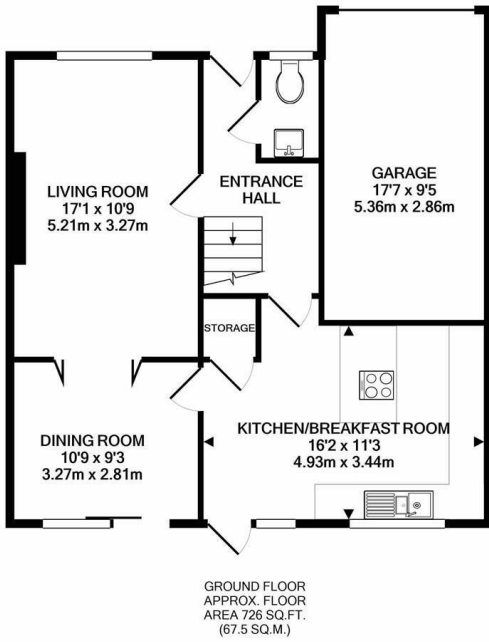
Being part tiled and fitted with a white 3-piece suite comprising of a panelled 'P shaped' bath with glass shower screen and mixer shower over, semi inset wash hand basin with storage below and to the side, and concealed cistern WC.
Tiled floor.

Outside

The property sits on a generous corner plot, having a block paved drive to the front providing ample car/caravan standing space, together with a lawned garden with hedged and fenced boundaries.

A path gives access down the side and to the rear of the property where there is a generously proportioned garden which comprises of a paved patio and lawn with mature side borders. There is also a garden shed and a bin storage area.





TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		80
(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

Relocation agent network

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 units, 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.

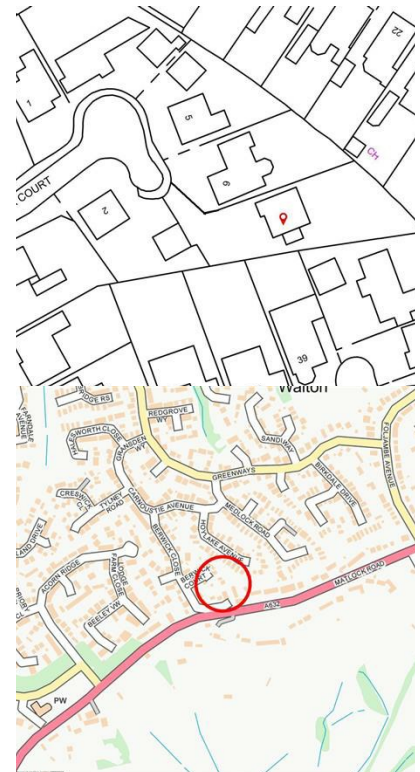
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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