



4 Elgin Close,
Walton S40 3PU

£230,000

W

WILKINS VARDY

£230,000

GREAT VALUE THREE BED DETACHED BUNGALOW WITH GARAGE

This well maintained three bed detached bungalow offers 729 sq.ft. of well appointed accommodation which includes a good sized lounge/diner with patio doors opening onto an enclosed low maintenance rear garden.

Sit at the head of this popular cul-de-sac, and benefitting from a good sized driveway and detached single garage, the property is well placed for accessing the various amenities in Walton, and is within easy access to a range of transport links down to Chatsworth Road and into the Town Centre.

- Detached Bungalow
- Generous Living/Dining Room
- Three Bedrooms
- NO CHAIN
- EPC Rating: D
- Cul-de-Sac Position
- Fitted Kitchen
- Bathroom/WC
- Low Maintenance Rear Garden
- Detached Garage & Ample Off Street Parking

General

Gas central heating (British Gas Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 67.7 sq.m./729 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed side entrance door opens into the ...

Entrance Hall

Having a built-in cupboard.

Kitchen

9'2 x 8'2 (2.79m x 2.49m)
Being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge, freezer, microwave, electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for an automatic washing machine.
Cushioned flooring.

Bedroom Three

8'7 x 7'4 (2.62m x 2.24m)
A rear facing single bedroom having a built-in wardrobe with sliding mirror doors.

Living/Dining Room

18'11 x 11'8 (5.77m x 3.56m)
A generous reception room having a double glazed sliding patio door overlooking and opening onto the rear garden.
This room also has a feature fireplace with painted fire surround, marble inset, hearth and fitted living flame coal effect gas fire.

Inner Hall

Having a built-in airing cupboard housing the combi boiler.

Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a walk-in bath with electric shower over, pedestal wash hand basin and low flush WC.

Bedroom One

11'9 x 10'4 (3.58m x 3.15m)
A rear facing double bedroom having a range of built-in wardrobes.

Bedroom Two

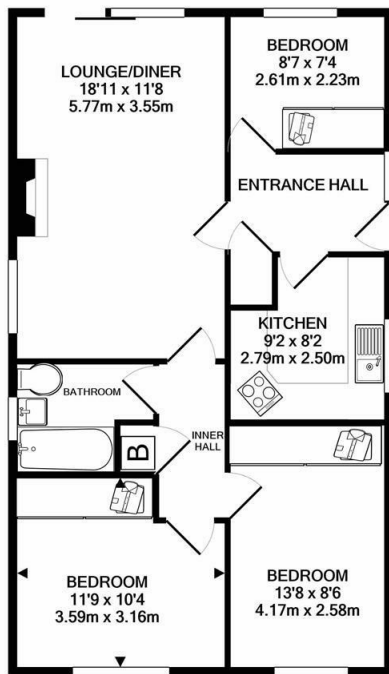
13'8 x 8'6 (4.17m x 2.59m)
A rear facing double bedroom having a built-in triple wardrobe with sliding doors.

Outside

The property sits at the head of a cul-de-sac having a lawned garden to the front with mature shrubs. Adjacent there is a tarmac driveway providing off street parking for several vehicles, leading down to a detached single garage.

A gate gives access to the enclosed low maintenance rear garden which comprises of a paved patio, pebble garden with circular paved patio and a garden shed.





TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 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		85
(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		
(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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

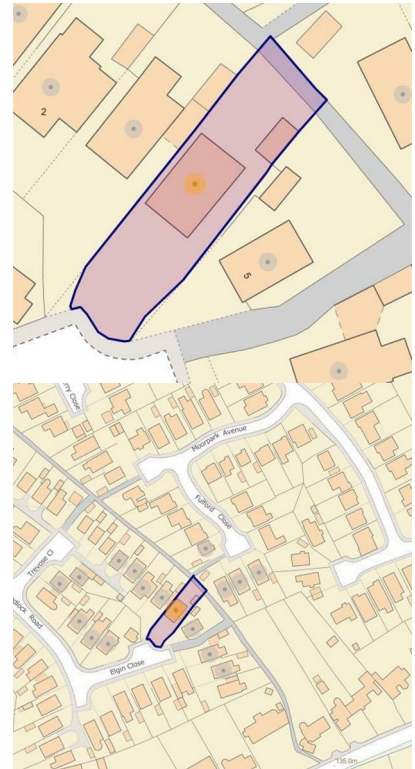
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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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