



3 Caernarvon Close, Walton, Chesterfield, S40 3DY
£365,000



* DETACHED FAMILY HOME * HIGHLY REGARDED LOCATION * FAMILY BATHROOM/WC * SEPARATE SHOWER ROOM/WC * THREE BEDROOMS (ALL WITH FITTED WARDROBES) * DOUBLE ASPECT LOUNGE DINING ROOM * GOOD-SIZED DOUBLE GLAZED CONSERVATORY * FITTED KITCHEN WITH REAR ASPECT * STUDY/PLAYROOM * SEPARATE WORKSHOP/HOME OFFICE * GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS & DOORS * NO UPWARD CHAIN

W T Parker are proud to bring to the market an immaculately presented detached family home enjoying a prime position with access to a wealth of amenities and facilities. The property itself boasts a flexible living space positioned over two floors, briefly comprising: reception hall with stairs to first floor accommodation and shower room/w.c. off, double aspect lounge/dining room with French doors leading through to a good sized UPVC double glazed conservatory, fitted kitchen enjoying a rear aspect and study/playroom. To the first floor, there are three bedrooms, all of which enjoy the benefit of fitted wardrobes and a family bathroom/w.c. with white suite.

Externally, there is a good sized block paved driveway which provides ample off street parking and a delightfully landscaped rear garden with workshop/home office.

The property also benefits from gas fired central heating, double glazed windows and doors throughout, SOLAR PANELS, WITH A TESLA POWERWALL 2 BACKUP BATTERY EV CHARGING POINT.

It is also worth noting that the property is offered for sale with NO UPWARD CHAIN.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR ACCOMMODATION

Reception Hall

With entrance door to front elevation, stairs to first floor accommodation with understairs storage cupboard, radiator.

Doors leading off to:

Ground Floor Shower Room/WC

An extremely useful addition to this family home with suite comprising shower enclosure with fitted shower, low flush w.c., wash hand basin and radiator.

Lounge/Dining Room

10'6" x 13'5" (3.22m x 4.10m)
A spacious and versatile double aspect reception room which has large double glazed picture window to front elevation and double French doors leading through to the conservatory. Also having serving hatch to kitchen and two radiators.

Double Glazed Conservatory

12'7" (max) x 10'6" (max) (3.86m (max) x 3.21m (max))
Being of brick and UPVC double glazed construction and having views over the garden and double French doors leading to outside.

Kitchen

10'0" x 7'9" (3.07m x 2.37m)
Having been fitted with a range of wall and base cupboard units with work surfaces over and inset single drainer sink unit with mixer tap. Also having integrated appliances to include induction hob, double electric oven, microwave, dishwasher and fridge. Also having ceramic tiled splashbacks, luxury vinyl flooring, double glazed window to rear elevation and further door leading through to:

Office

7'6" x 5'10" (2.29m x 1.79m)
A versatile space, positioned to the rear of the garage and having double glazed window and door to rear elevation and further door leading to:

Attached Garage

A good sized garage with light and power along with up and over door to front elevation which benefits from plumbing and electricity which could accommodate washing machine, tumble dryer and freezer.

FIRST FLOOR ACCOMMODATION

Landing

With double glazed window to side elevation, access to boarded roof space with light, built-in airing cupboard.

Bedroom One

11'2" x 10'0" (3.42m x 3.06m)
A good sized master bedroom with range of fitted wardrobes with mirrored sliding doors along one wall, double glazed picture window to front elevation and radiator.

Bedroom Two

10'6" x 8'7" (3.22m x 2.64m)
Another good sized bedroom, again having range of built-in wardrobes together with matching dressing table along one wall. Also having double glazed picture window to rear elevation and radiator.

Bedroom Three

7'11" x 7'1" (2.43m x 2.16m)
With further fitted bedroom furniture including a cleverly concealed pull-down bed. Also having double glazed window to front elevation and radiator.

Family Bathroom/WC

6'4" x 5'7" (1.94m x 1.71m)
Having been fitted with a white suite comprising panelled bath with shower over, vanity unit with inset wash basin and storage below, low flush w.c. with concealed cistern, ceramic wall tiling, double glazed window to rear elevation and radiator.

Outside

To the front of the property there is a block paved driveway

which provides ample off street parking and leads to the attached garage. which benefits from plumbing and electricity which could accommodate washing machine, tumble dryer and freezer. There are also borders containing a variety of mature plants and shrubs and access to the rear garden via a gated pathway. To the rear, there is an immaculately maintained and landscaped garden and has a block paved patio area with flower beds and raised, professionally laid, artificial lawn.

There is also a detached workshop with power and light which could easily be utilised as home office.

Tenure

The Property is understood to be freehold

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

Services

We understand all mains services are connected to the Premises.

Council Tax Banding

Chesterfield Borough Council
Band C

EPC

The Property Has an EPC rating of 90/B

Local Authority & Planning

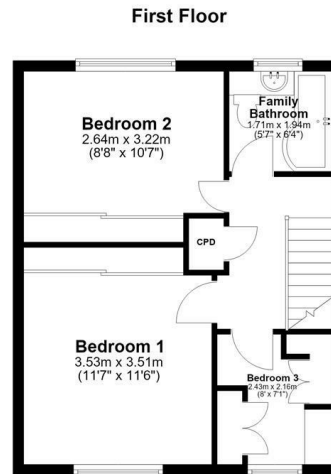
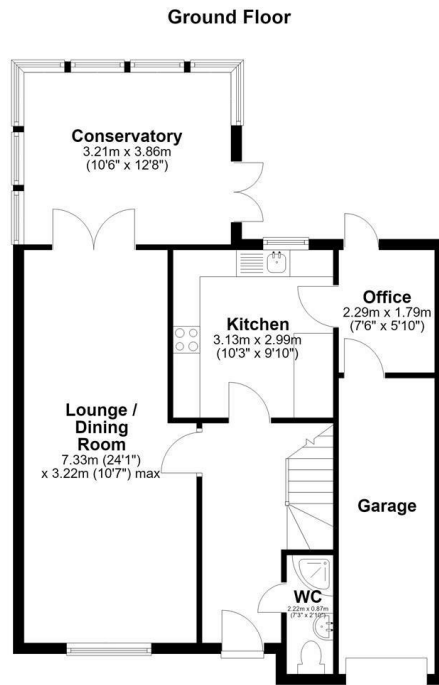
All enquiries should be directed to:

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 111.9 sq. metres (1204.1 sq. feet)

Approx. Dimensions. For Identification Purposes Only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	90	
(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



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com