

bothams ¹⁸⁷¹



81 Orchards Way, Chesterfield, S40 3DA

Offers In The Region Of £375,000



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2



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81 Orchards Way

Chesterfield, S40 3DA

- Detached family home in a desirable location
- Spacious living room, and large open plan kitchen diner
- Three/ Four bedrooms and two bathrooms
- Driveway providing off road parking
- Beautifully presented and flexible accommodation throughout
- Additional reception room suitable for a variety of uses
- Gardens to the front and rear
- Elevated position affording fine far reaching views

A beautifully presented three/ four bedroom detached family home in the highly desirable suburb of Walton, set in an elevated position delivering stunning views.

A viewing is essential to appreciate the accommodation on offer.



This three/ four bedroom detached family home offers over 1,576 square feet of beautifully presented and flexible accommodation, situated within the desirable suburb of Walton within close proximity to a variety of local amenities, and within the catchment area for prestigious schooling.

The property is situated on a quiet road within a well proportioned plot, in an elevated position providing exceptional far reaching views towards the town centre.

A viewing is essential to appreciate the quality and scope of the accommodation on offer.

The Accommodation

The property comprises of a spacious living room that continues into the full height feature inner hallway with a galleried landing, providing an excellent additional space that currently houses a piano, but could also be utilised as a space ideal for a desk or office area.

Off the lounge is an additional reception room providing for a family room/ office or potentially a fourth bedroom. To the rear of this reception room is a contemporary family bathroom, comprising of matching white bath, sink and WC.





To the rear is the generous open plan kitchen and dining room that makes for the heart of the home, with a stunning fitted kitchen of excellent quality comprising of a range of integrated appliances including a range cooker, flooded with natural light from two large windows, and a dining area with bi-fold doors opening onto the patio. Off the kitchen is a uPVC double glazed rear entrance porch.

To the first floor are three very well-proportioned double bedrooms, and a stylish shower room comprising of a large walk-in shower, a white wash basin and matching WC finished with modern tiling. A cupboard houses the condensing combination central heating boiler that has been recently replaced.

To the front of the property there is a lawned garden with established planting, with steps up to the property and a driveway providing ample off-road parking and continuing to the side of the property.

To the rear of the property there well-proportioned and mature secure rear garden, with a desirable westerly aspect which sees the property enjoy the evening sun.

Directly to the rear of the property is a paved patio area beyond which the main garden, predominantly laid to lawn with a further patio at the top of the garden which houses a shed/ summer house. To the side of the property is an additional area which has artificial grass laid to create a tranquil retreat with low maintenance in mind.

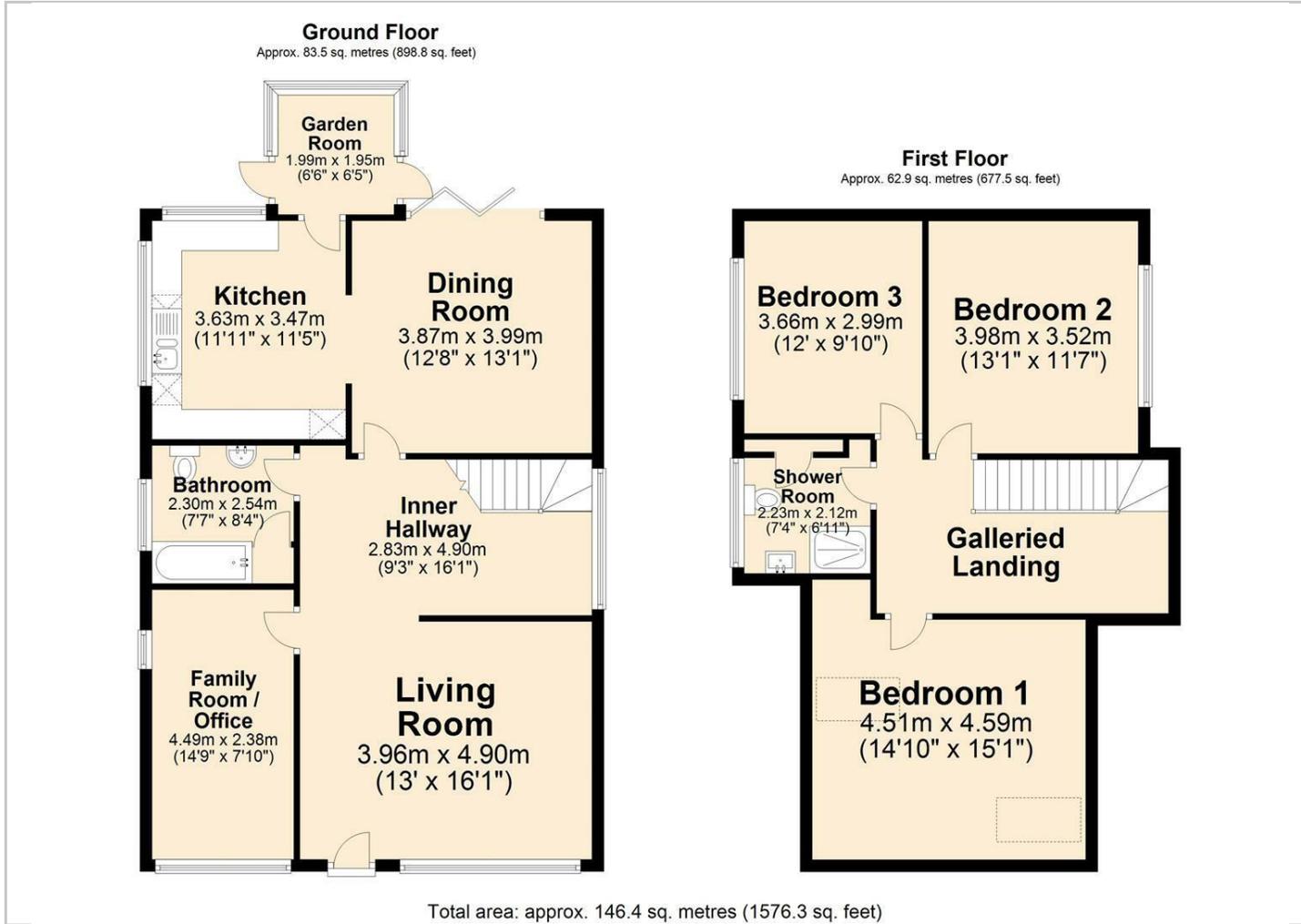
Material Information

- *Conventional masonry construction
- *uPVC double glazed windows and doors
- *Gas central heating (Condensing Combi Boiler)
- *As far as we are aware the property is connected to and served by all of the mains services including electricity, gas, water and drainage.
- *Gross internal floor area - 146.4 sq.m./1576 sq.ft.
- *Council Tax Band - C
- *EPC Rating - D





Floor Plans



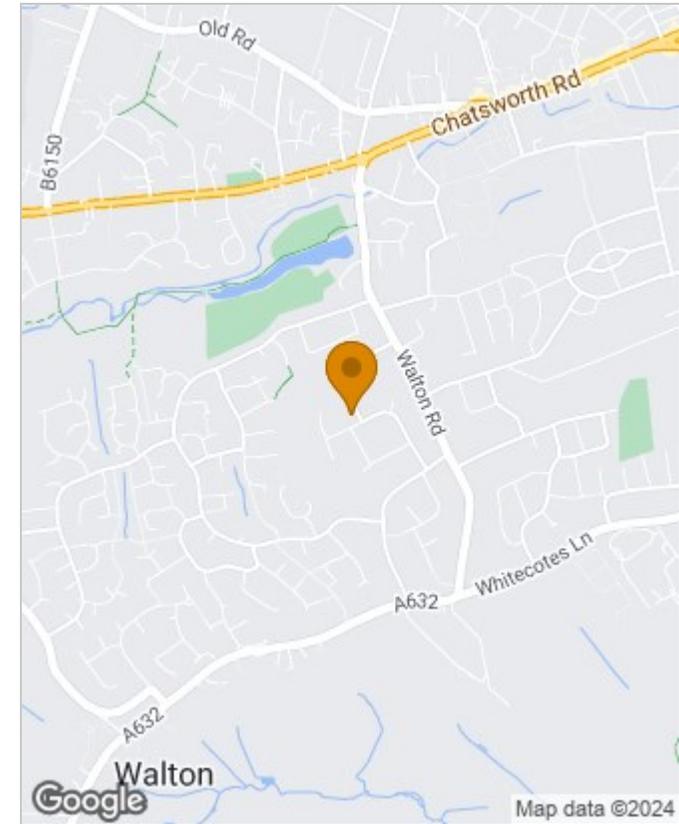
Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

