



## Offers In The Region Of £300,000

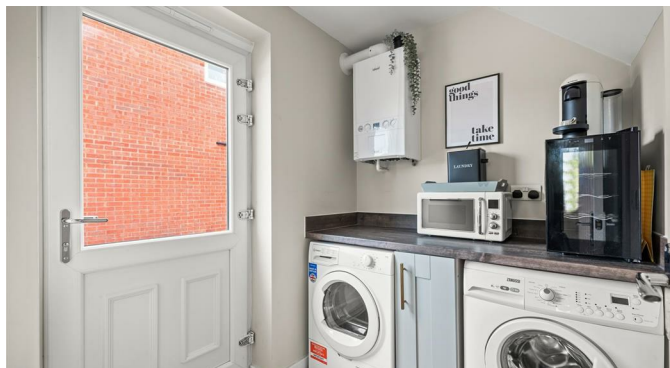
- Still under NHBC Warranty
- Good transport links to the M1 and Chesterfield
- Utility room
- Detached 4 bedroomed home
- Beautifully presented throughout
- Master bedroom with Ensuite
- Ideal for someone looking to put their own stamp on the property
- Popular location in Hasland
- Off street parking for multiple vehicles
- GCH and double glazing throughout

# 7 Emerald Drive, Chesterfield S41 0FY

 3  2  1  B

Council Tax Band: C





Lovely 3 bedroom detached home, located in the popular area Hasland, Chesterfield. Well located close to the M1 and the historic market town of Chesterfield. Closer to hand in Hasland has good local shops, schools and parks. Externally the property has off street parking for multiple vehicles with access to the garage with power. The enclosed rear garden has a patio seating area with a lawn, ideal for families.

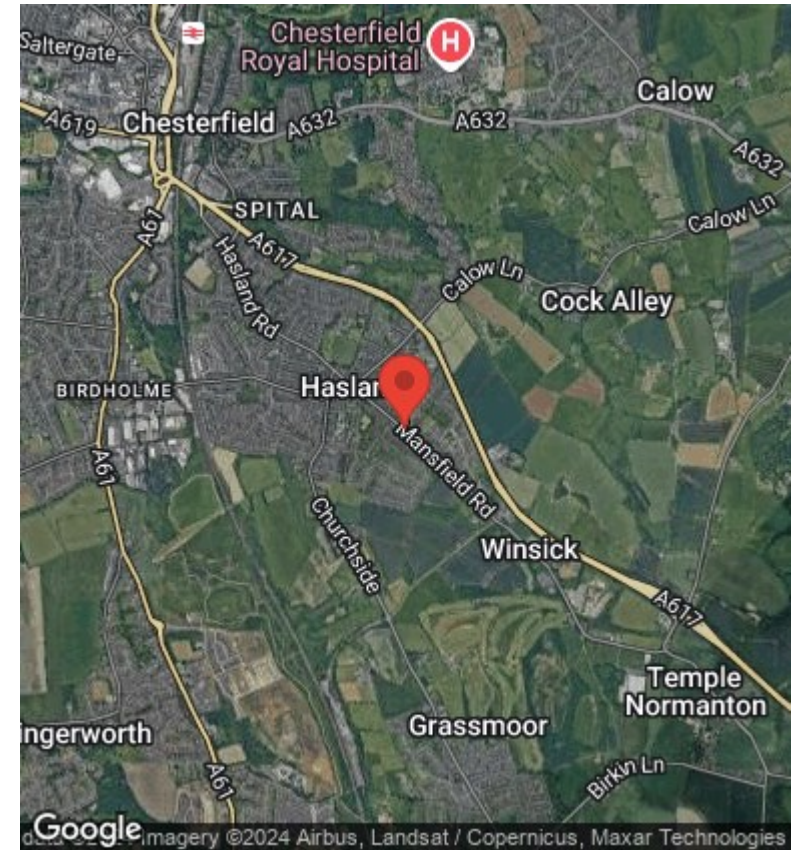
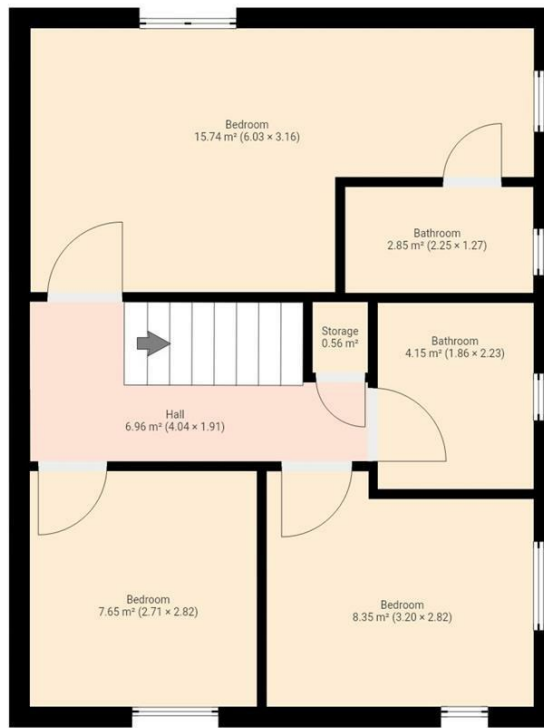
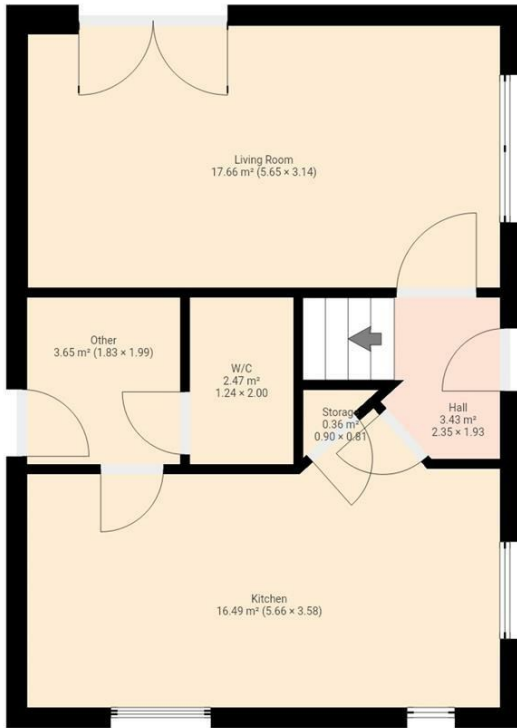
On the ground floor the fabulous kitchen diner has space for dining, a fitted kitchen with integrated appliances including oven, hob, and space for a fridge freezer. The generous lounge has French doors leading into the garden. There is a downstairs wc and utility room with space for a washing machine.

On the 1st floor the master bedroom benefits from an ensuite shower room. There are two further good sized bedrooms making this an ideal home for families. The bathroom has a white 3 piece suite. The property has contemporary styling throughout and benefits from gas central heating and double glazing. The property is still under builders guarantee.

The property is a freehold and in council tax band C.







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## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	