



18A Hockley Lane, Wingerworth, Chesterfield, S42 6QG

- Designer 4 bedroom new build property
 - MUST BE VIEWED
- 2 Ground floor Bedrooms, 1 with en suite
 - Corner plot with gardens to 3 sides
- Superb Primary bedroom with dressing area & en suite
- Absolutely stunning interior fittings
- Entrance porch, Open plan Living Kitchen area
 - Reception utilit/boot-room, downstairs WC
- Large double garage, car charge point & driveway
 - CALL HUNTERS TO VIEW

Offers In The Region Of £795,000

HUNTERS®

HERE TO GET *you* THERE

GREAT PRICE -SUPERB DEVELOPMENT - AVAILABLE IMMEDIATELY

Located on one of the most desirable street in Wingerworth is the brand new 4 bedroom detached property located on a spacious corner plot with accommodation over 2 floors.

Nestled in the popular village of Wingerworth close to Chesterfield, the location offers some fantastic amenities, schools, countryside walks on the doorstep - yet just a short drive to M1 junctions & Chesterfield centre itself.

Being designed and built to an exceptional high standard by a local builder - this is not your average new build, so must be viewed internally to respect the quality finish and workmanship.

On entering the porch the property opens up to a bright modern open plan living kitchen & dining area. The kitchen having quality integrated appliances and central island. Bifold doors open onto the garden and patio.

Available on the ground floor is bedroom 1 with ensuite and built in wardrobes and bedroom 2/snug.

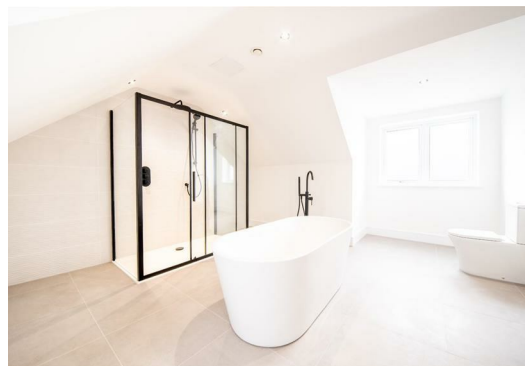
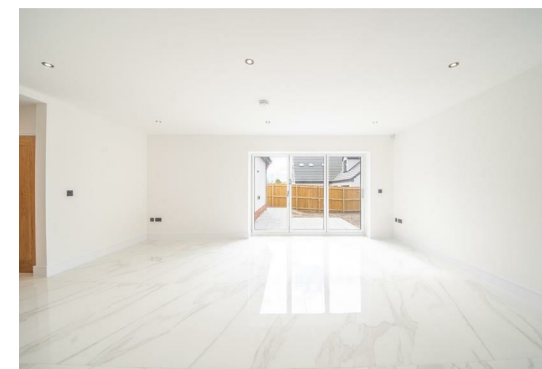
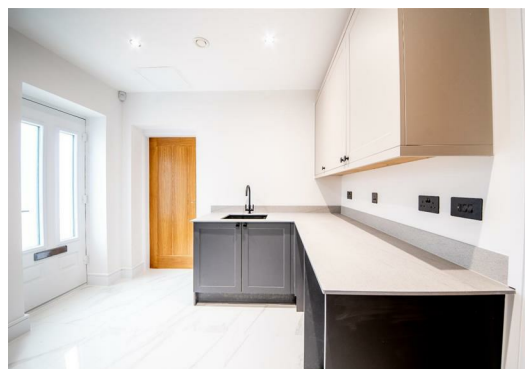
There is an additional side entrance hall/boot-room & utility area and downstairs WC off.

To the first floor is the amazing Primary Bedroom offering a lot of natural light that leads through a dressing room to the spacious designer en suite with double shower & free standing double ended bath. On this floor is an additional large bedrooms and the superbly designed family bathroom with bath and separate shower cubicle.

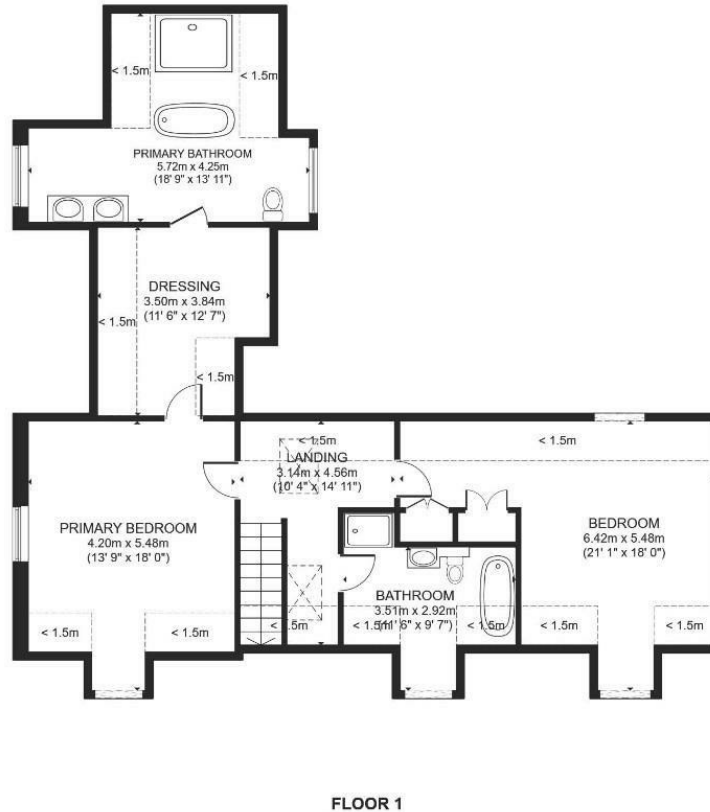
Externally there is a large double garage with electric car charging point, double width driveway & hardstanding for off road parking, front garden area and side pathway leading to the enclosed private rear garden. Garden areas will be turfed around completion.

Built with energy saving in mind - there is a very efficient under floor heating system installed running from a gas boiler. All windows are uPVC double glazed & of high quality.

Viewing is strictly by individual appointment with the developer direct. Call Hunters to arrange your visit today!







GROSS INTERNAL AREA
 GROUND FLOOR 106.2 m² (1,143 sq.ft.) FLOOR 1 75.2 m² (810 sq.ft.)
 EXCLUDED AREAS : GARAGE 36.9 m² (397 sq.ft.) REDUCED HEADROOM 24.1 m² (260 sq.ft.)
 TOTAL : 181.4 m² (1,953 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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