



29 Sherbourne Avenue, Newbold, Chesterfield, S41 8TL

- FOUR BED FAMILY HOME
- MODERN THROUGHOUT
 - CUL-DE-SAC
- CATCHMENT FOR GOOD SCHOOLS
- LOTS OF LIVING SPACE
- CORNER PLOT - TUCKED AWAY
 - POPULAR LOCATIO
 - VIEW NOW

Guide Price £350,000

HUNTERS®
HERE TO GET *you* THERE

FOUR BEDROOM FAMILY HOME ON A CORNER PLOT WITH LOADS OF DRIVEWAY PARKING TUCKED AWAY AT THE END OF A CUL-DE-SAC!

Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

Having lots of living space, the property comprises:- entrance hall, downstairs WC, dining room, modern fitted kitchen, breakfast room, open plan sitting / living room & conservatory.

On the first floor are the four bedrooms & combined bathroom / WC.

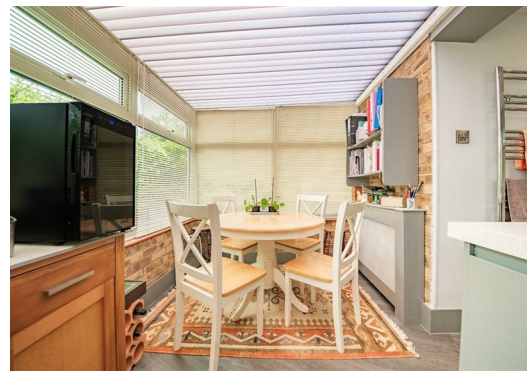
Outside sees large garden to the front, driveway parking for multiple cars / vehicles & private rear garden mainly paved.

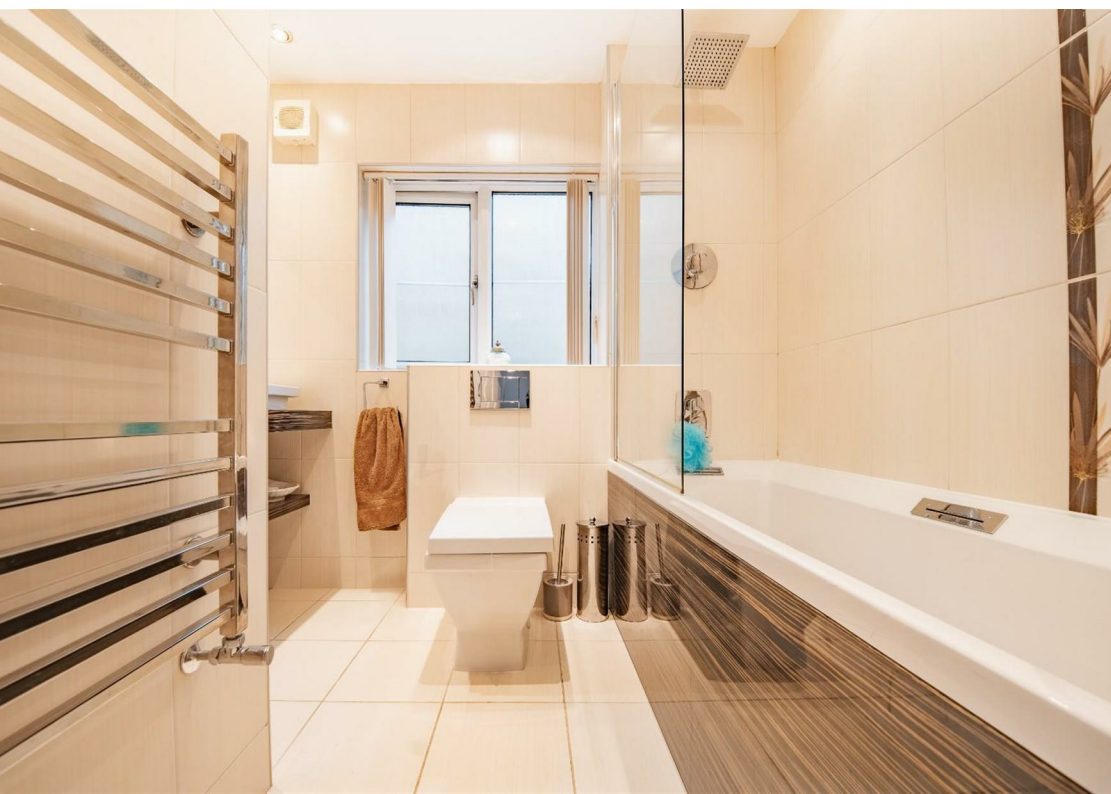
Gas central heating & uPVC double glazed.

FREEHOLD.

Council tax band C under Chesterfield Borough Council.

VIEWING IS A MUST - CALL HUNTERS NOW TO BOOK YOUR NOW!

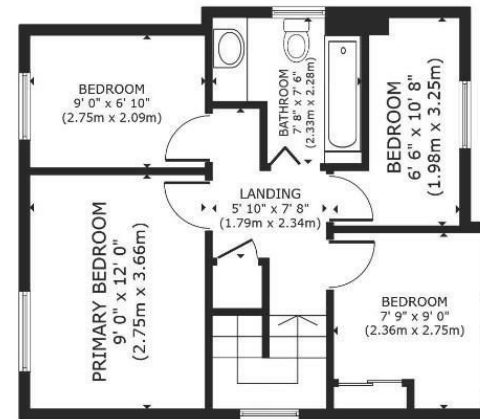
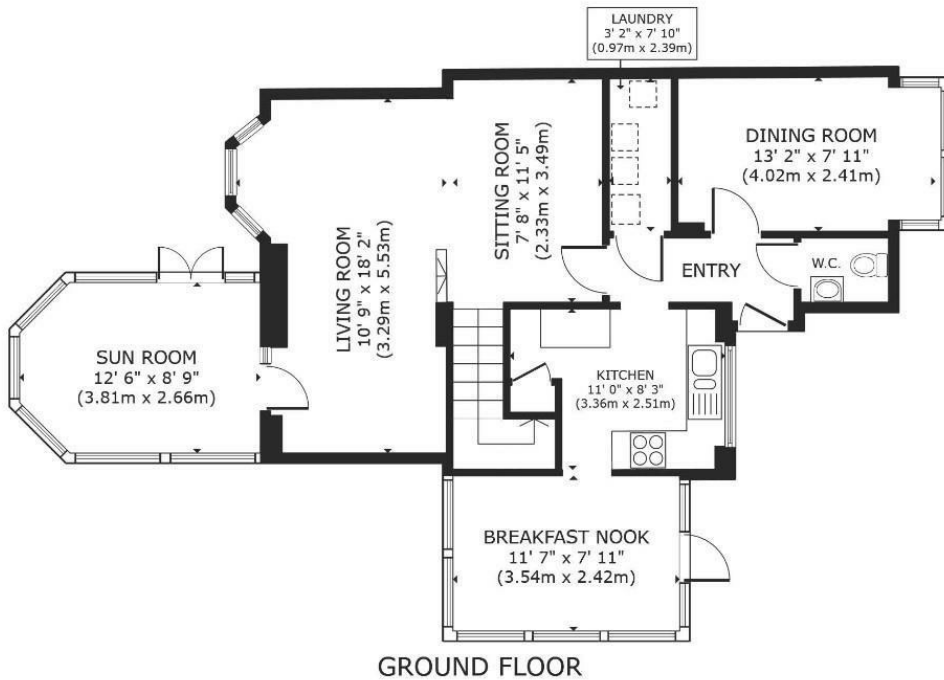




ENERGY PERFORMANCE CERTIFICATE

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		82
(81-91)	B		
(69-80)	C	71	
(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	



GROSS INTERNAL AREA
 GROUND FLOOR 774 sq.ft. (71.9 m²) FLOOR 1 444 sq.ft. (41.2 m²)
 TOTAL : 1,218 sq.ft. (113.2 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



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

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