



## 4 Highview Close, Hady, Chesterfield, S41 0DL

- NO CHAIN
- 2 BATHROOMS
- DRIVEWAY AND PARKING
- PATIO GARDEN
- 2 DOUBLE BEDROOMS
- DETACHED GARAGE
- MODERN KITCHEN/DINING SPACE
- CALL HUNTERS NOW!

**Offers In The Region Of £294,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Welcome to this stunning NO CHAIN, 2 BEDROOM, 2 BATHROOM, DETACHED HOUSE, located in Hady. An easy reach to the Chesterfield Town Centre and train station, M1 J29 & 29A, and minutes from Chesterfield Royal Hospital. Walking distance to the local well performing junior school.



On the ground floor, you will find the entrance hall, spacious lounge, a modern kitchen/dining space, conservatory and a tiled bathroom with 3 piece suite.



On the first floor there are 2 well sized double bedrooms and a 3 piece suite shower room.



Outside there is a driveway parking for multiple vehicles with detached garage. At the rear there is a SOUTH FACING patio garden.

Gas central heating (combi boiler) and uPVC double glazed windows.



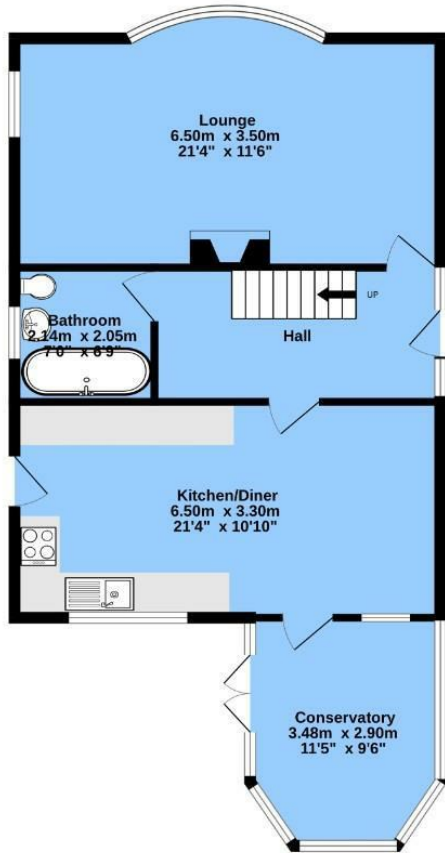
Don't miss out on making this property yours, call Hunters to book a viewing now!

Freehold, Tax band C, EPC rating E.

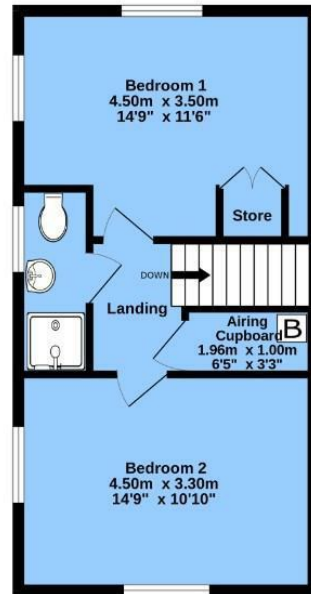




GROUND FLOOR  
67.1 sq.m. (723 sq.ft.) approx.



1ST FLOOR  
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA: 107.0 sq.m. (1151 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>54</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	

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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