



42 Highfield Avenue, Newbold, Chesterfield, S41 7AX

- THREE DOUBLE BEDROOM
- POPULAR RESIDENTIAL AREA
- SPACIOUS GARAGE WITH INSPECTION PIT
- SOLAR PANELS OWNED
- DETACHED HOUSE
- DRIVEWAY PARKING
- FAMILY GARDEN

Offers In The Region Of £350,000

HUNTERS®

HERE TO GET *you* THERE

We are delighted to present to the open market this IMPRESSIVE THREE DOUBLE BEDROOM / TWO BATHROOM DETACHED FAMILY HOUSE which enjoys an enviable roadside position being set back with attractive stone boundary front wall.

Situated close to Chesterfield Town Centre & offers easy access for commuters to motorway networks & Chesterfield train station, well placed for Linacre Reservoir & Holmebrook Valley Park & the stunning Peak District & Chatsworth House.

Local amenities include shops, schools, surgery, pharmacy, dentist, library & bus service into Chesterfield.

Deceptively spacious accommodation benefits from entrance hall, front bay windowed lounge, the back of the house comprises the open plan kitchen / diner with patio doors out on the garden.

On the first floor are two double bedrooms, modern shower room / WC & separate WC.

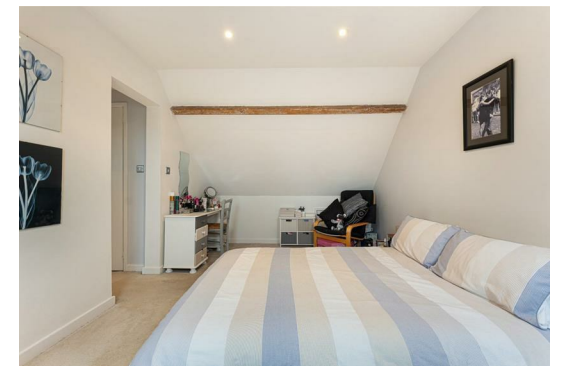
Furthermore the second floor houses the principle bedroom with en-suite, freestanding bath, walk-in wardrobe and under eaves storage.

Outsides sees spacious detached brick built garage with inspection pit, driveway parking & WESTERLY FACING rear garden with patio, lawn & vegetable plot with greenhouse. SUPERB FAMILY GARDEN!

Gas central heating, uPVC double glazed & solar panels which are owned.

BOOK YOUR VIEWING - BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOUR VIEWING!


FREEHOLD - COUNCIL TAX: C





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			81
(69-80) C			
(55-68) D	55		
(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



GROSS INTERNAL AREA
 FLOOR 1: 483 sq. ft, 45 m², FLOOR 2: 478 sq. ft, 44 m²
 FLOOR 3: 196 sq. ft, 18 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 58 sq. ft, 5 m²
 TOTAL: 1157 sq. ft, 108 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.



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