



38 Spire Heights, Chesterfield, S40 4BF

- EXTENDED, FOUR DOUBLE BEDROOMED

- Highly sought after area
- Walking distance of Town Centre
- Communal green

- 3 STOREY, DETACHED house

- Catchment area of Brookfield school
- Remodelled kitchen with Oak worktops
- Off road parking

- Easy access to the Peak District

- ENCLOSED, SOUTH FACING GARDEN with HILLTOP VIEWS

Offers In The Region Of £365,000

HUNTERS®

HERE TO GET *you* THERE

THIS FAMILY HOME HAS THE WOW FACTOR.

Take a look at this **EXTENDED, FOUR DOUBLE BEDROOMED, 3 STOREY, DETACHED** house.

This modern home is situated in a highly sought after area of Chesterfield, close to local amenities, within walking distance of Town Centre & easy access to the Peak District.

Within catchment area of Brookfield school & fantastic Primary schools too.

On this modern Estate this beautiful family home, with new flooring on the ground floor, comprises:- entrance hall, downstairs WC, fitted kitchen / diner with island, **EXTENDED** lounge with patio doors to the rear garden & garden room / play room.

The property has recently benefitted from a full kitchen makeover - with new solid wood oak worktops to the base units & central island. New ceramic sink & drainer and a brand new NEFF gas hob & wok burner. **MUST BE SEEN!!**

To the first floor are **TWO DOUBLE BEDROOMS** (one with ensuite & fitted wardrobes) & recently renovated combined bathroom / WC with rain shower over bath.

The property has a loft conversion which houses **TWO MORE DOUBLE BEDROOMS** & shower room / WC.

Outside the property sees a communal green, plenty of off road parking & **ENCLOSED, SOUTH FACING GARDEN** with **HILLTOP VIEWS!**

FREEHOLD.

We understand the council tax band is C under Chesterfield Borough Council.


VIEWINGS ARE AVAILABLE NOW - CALL HUNTERS, PHONES ANSWERED 24/7!





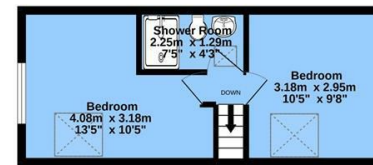
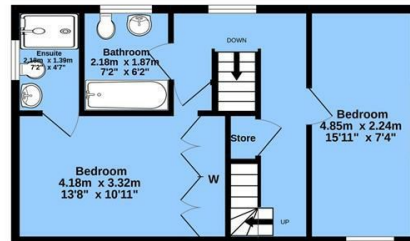
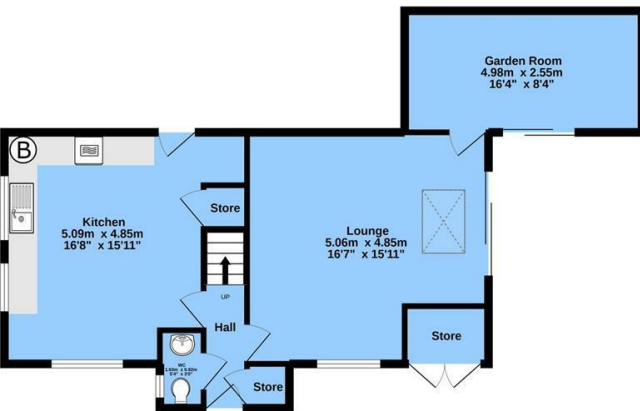
ENERGY PERFORMANCE CERTIFICATE

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	76	83
(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



TOTAL FLOOR AREA : 129.5 sq.m. (1394 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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