

# SOLD

subject to contract



## 6 Sutton Spring Wood, Calow, Chesterfield, S44 5XF

- FOUR BEDROOMS
- FIVE ACRES
- RURAL SETTING
- FOUR RECEPTION ROOMS
- STUNNING FAMILY HOME
- VIEWING IS A MUST

**Offers In The Region Of £850,000**

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

Individually designed FOUR BEDROOM, FOUR RECEPTION ROOM detached house in a RURAL SETTING, nestled within Sutton Spring Wood within its own private grounds of approximately FIVE acres - SIMPLY MUST BE VIEWED!

A very spacious property (approx 3120 sq ft in total) with large entrance hall, four reception rooms which can be used for a multiple of purposes, office, downstairs WC & family kitchen with utility.

The first floor has a wonderful open landing with four bedrooms off, the primary bedroom has walk in wardrobe & ensuite & balcony to enjoy the wonderful panoramic views of the garden, a plus a further ensuite to another bedroom, with then a balcony also off the third bedroom & there is also a combined bathroom / WC on the first floor.

Gas central heating (LPG delivered), uPVC double glazed, septic tank.

A truly stunning rural location, yet ideally close to Chesterfield Royal Hospital & Town Centre & easy access for M1 (J29 & J29a) & the Peak District National Park.

Chesterfield has excellent direct rail connections to London, Leeds, York, Newcastle, Birmingham and other major cities. Manchester, Robin Hood Airport & East Midlands Airports are within easy reach.

The property has parking for numerous cars, there is an detached double garage & the extensive gardens overlooking fields can be designed to however you may wish.

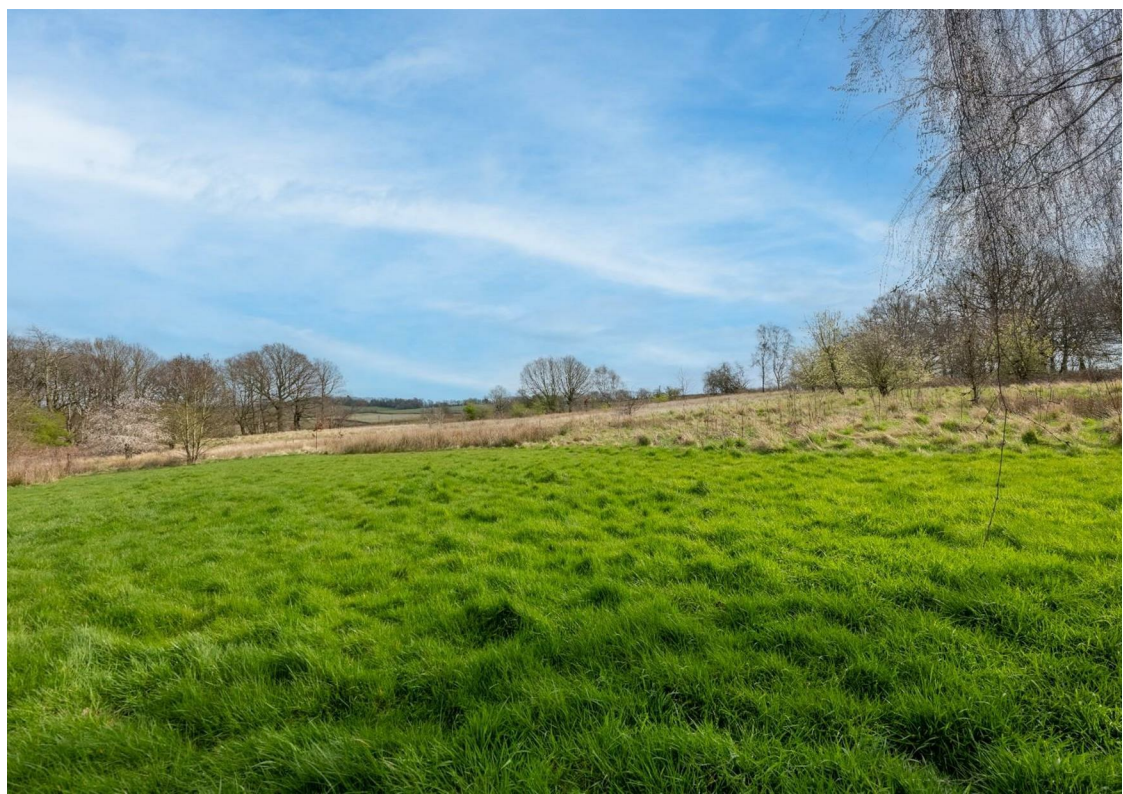
FREEHOLD.

We understand the council tax band is G under North East Derbyshire Council.

THIS IS A UNIQUE OPPORTUNITY NOT TO BE MISSED - ARRANGE YOUR VIEWING NOW!


DIRECTIONS; as you enter from Deepsic Lane its a single dirt track on entry then opens out, continue into the wood that bares left twice, you come to a road sign Sutton Spring Wood / Rock Lane, that's your second left & we are second on the right.

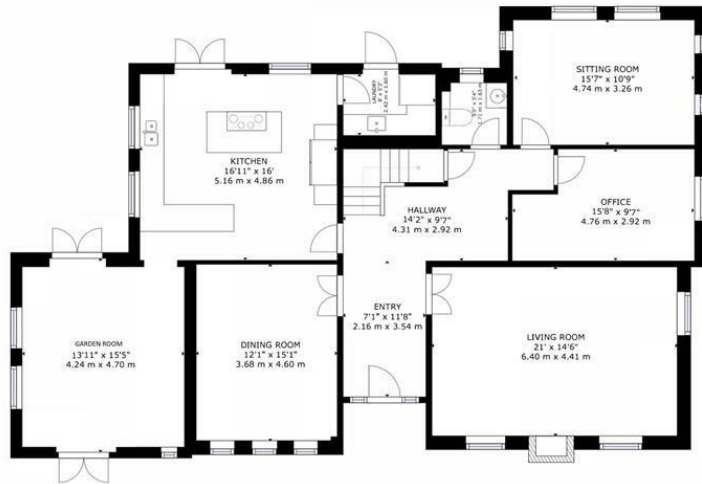




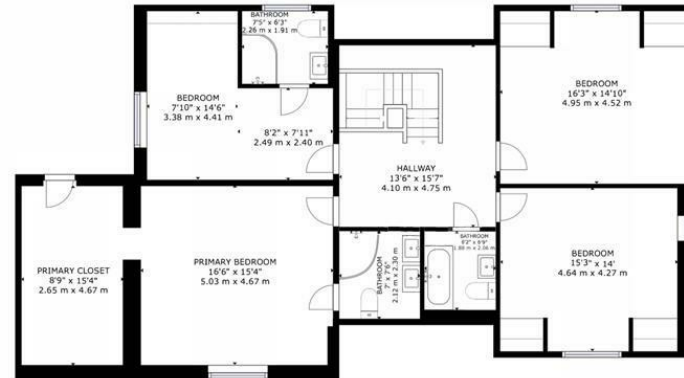
# ENERGY PERFORMANCE CERTIFICATE

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>75</b>
(55-68) <b>D</b>	<b>60</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 	



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1693 sq ft, 157.29 m<sup>2</sup>; FLOOR 2: 1427 sq ft, 132.56 m<sup>2</sup>  
 REDUCED HEADROOM: 25 sq ft, 2.36 m<sup>2</sup>  
 TOTAL: 3120 sq ft, 289.85 m<sup>2</sup>  
 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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