



## 5 Holbeach Drive, Walton, Chesterfield, S40 3RP

- NO CHAIN
- DETACHED BUNGALOW
- OPEN PLAN LOUNGE DINER
- DETACHED GARAGE
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN
- DRIVEWAY PARKING
- CALL HUNTERS NOW

**Offers In The Region Of £270,000**

**HUNTERS®**

HERE TO GET *you* THERE



Offered without any upward chain is this delightful two bedroom detached bungalow in the popular area of Walton.

This well positioned property is situated on a corner plot. The accommodation is all on one floor and is located close to public transport connections, and within an easy drive to the Chesterfield Town centre.

The accommodation comprises a spacious entrance hall that provides access to all rooms. There is a large, open plan, lounge dining room with feature fireplace that provides ample space for a dining table and chairs and associated furniture.

There is a modern fitted kitchen, with integrated double oven and gas hob, space for a washing machine, dishwasher and fridge freezer.

The bathroom has been replaced in recent years and now includes a walk-in corner shower, fitted sink and WC.

There is ample storage with a large walk-in pantry and a separate cloaks cupboard.

Bedroom one is a large double bedroom with built-in double mirrored wardrobe. Bedroom two is another double bedroom which could also provide space for a variety of uses such as a hobby room or separate dining room.

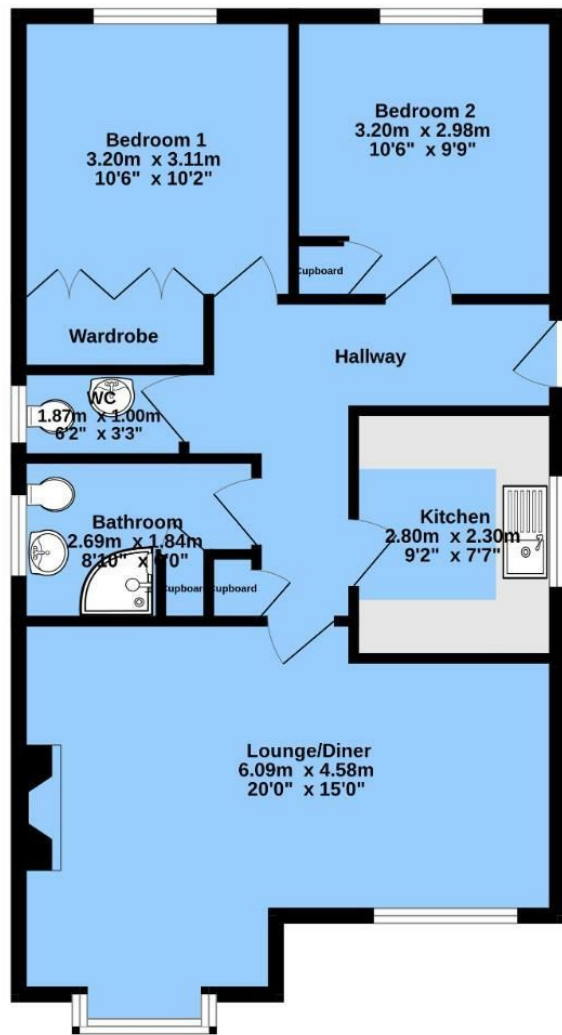
The property benefits from a modern gas central heating Combi boiler and modern UPVC double glazed windows.

Externally, the plot is all on one level with easy level access to the driveway that leads to the detached garage. There are garden spaces to the front and to the rear together with a paved patio. The rear garden is not particularly overlooked unlike other modern estates.

Inspection is highly recommended. Call Hunters to view.







TOTAL FLOOR AREA : 64.5 sq.m. (694 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.



## 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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

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