



## 87 Chartwell Avenue, Wingerworth, Chesterfield, S42 6SR

- WELL PRESENTED DETACHED HOUSE
  - LARGE PLOT
- SPACIOUS REAR GARDEN AND PATIO
  - DRIVEWAY PARKING
- NO CHAIN
- 4 GOOD SIZED BEDROOMS
  - DOUBLE GARAGE
  - CALL HUNTERS NOW

**Guide Price £500,000**

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

## A BEAUTIFULLY PRESENTED, 4 BEDROOM DETACHED HOUSE WITH NO CHAIN.

Standing on a large plot and offering potential to extend (subject to planning permission), the property is situated in the highly desirable village of Wingerworth, which offers a choice of well-regarded schools and local shops, with a doctor's surgery, chemist, hair salon, bistro, charming pubs and beautiful country walks all within comfortable strolling distance.

On entering this impressive property through its enclosed and double-glazed porch, you'll find yourself in a spacious, welcoming hallway, leading to a reception room running the full length of the house, which can be divided via sliding doors to separate the front lounge from a large dining area, and a spacious family room overlooking the beautiful garden to the rear. Further along the hall is a downstairs wc and washroom, followed by the well-sized fully fitted kitchen/diner and utility room.

To your left, the stairway leads to four well-proportioned double bedrooms, two overlooking the front lawn of the property, two with views of the rear garden and hills beyond.

A 4-piece shower room completes the picture, with every room benefiting from gas central heating and uPVC double-glazing.

Back downstairs and to the rear of the property is a spacious, beautifully landscaped and well-maintained garden and patio, perfect for children, pets or for simply relaxing and enjoying your surroundings.

At the front of the house, an equally well-maintained lawn area and flower beds stand alongside the double garage and driveway, which will accommodate a further two cars.

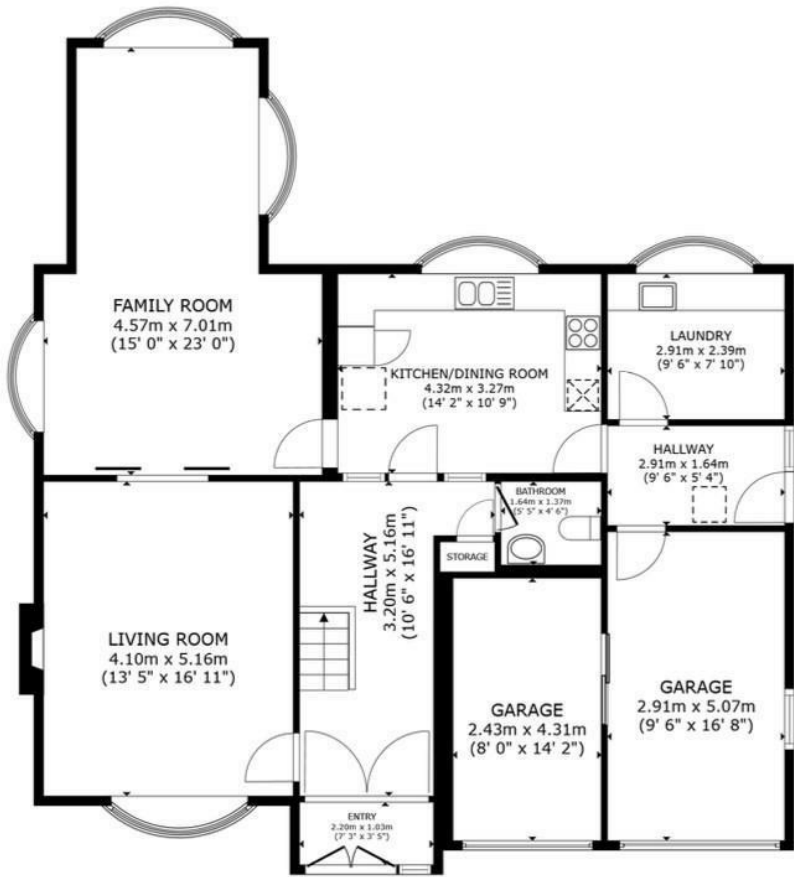
This house is in superb condition throughout but ready and waiting for you to apply your own style and make it your perfect home.

Make sure you don't miss out on this impressive property by contacting us at your first opportunity.

Freehold, Tax Band E, EPC Rating C.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 101.1 m<sup>2</sup> (1,089 sq.ft.) FLOOR 2 78.3 m<sup>2</sup> (843 sq.ft.)  
 EXCLUDED AREAS : GARAGE 14.7 m<sup>2</sup> (159 sq.ft.) GARAGE 10.5 m<sup>2</sup> (113 sq.ft.)  
 TOTAL : 179.5 m<sup>2</sup> (1,932 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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>		70	80
(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

### 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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