



25 Craggon Drive, New Whittington, Chesterfield, S43 2QA

- EXTENDED, THREE BED
- WESTERLY FACING REAR GARDEN
- DRIVEWAY PARKING
- WELL PRESENTED THROUGHOUT
- CUL DE SAC
- POPULAR ESTATE

Offers In The Region Of £230,000

HUNTERS®
HERE TO GET *you* THERE

ATTENTION FAMILIES & FIRST TIME BUYERS - IN A CUL DE SAC LOCATION - TAKE A LOOK AT THIS EXTENDED, THREE BEDROOM SEMI DETACHED HOUSE ON A POPULAR ESTATE IN NEW WHITTINGTON.

Situated, the North side of Chesterfield - New Whittington - has it's own local amenities including shops, hairdressers, butchers, pharmacy & more, catchment area for New Whittington Primary schools & Whittington Green Secondary, within walking distance of the wonderful Chesterfield Canal & yet easy access to Sheffield, Dronfield & M1 J29.

Extended in 2021 is this well presented, ready to move straight into home, comprising: entrance hall, lounge, dining area, MODERN kitchen with integral oven & microwave & family conservatory.

On the first floor are three well proportioned bedrooms, family bathroom / WC & loft access which is boarded & houses the combi boiler.

Outside sees blocked paved driveway parking for two cars & landscaped, WESTERLY FACING garden with lawn, patio & decked areas.

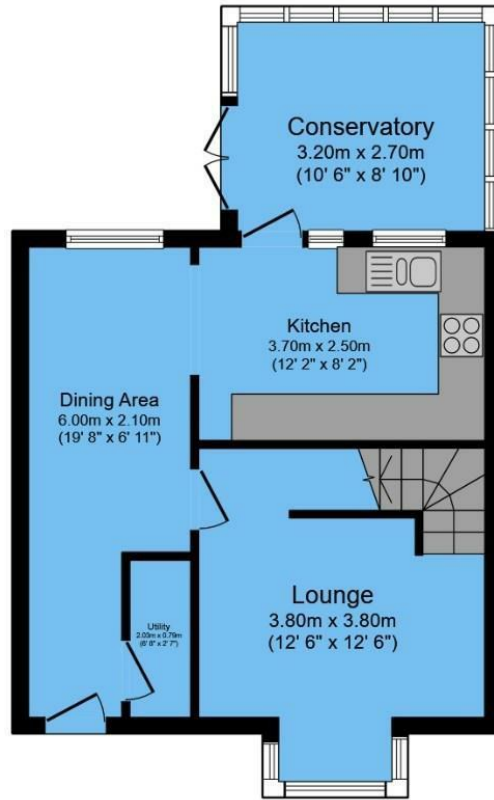
Gas central heating & uPVC double glazed.

FREEHOLD - COUNCIL TAX BAND A.

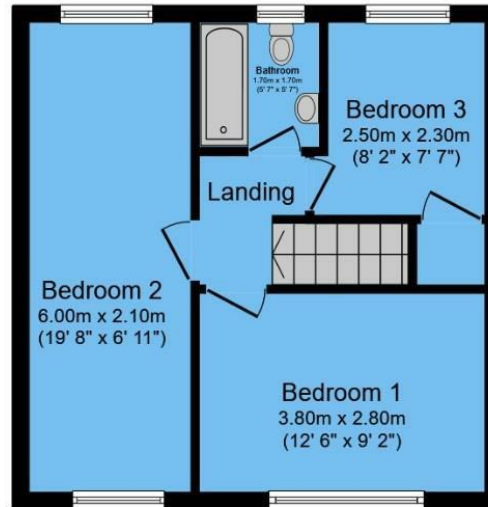
VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOUR VIEWING NOW.







Ground Floor



First Floor

Total floor area 82.2 m² (884 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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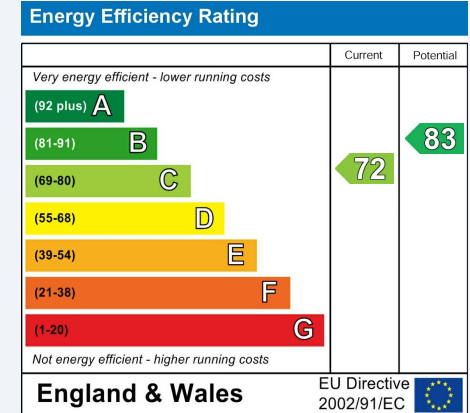
Viewing

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.



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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>