



## 1 Brooklime Drive, Wingerworth, Chesterfield, S42 6JN

- RECENTLY CONSTRUCTED ASHBERRY EX 'SHOW HOME'
  - MODERN KITCHEN DINER
  - 3 GOOD SIZED BEDROOMS
  - GARAGE AND DRIVEWAY PARKING
- IMMACULATE THROUGHOUT
  - 3 BATHROOMS
- PROFESSIONALLY LANDSCAPED GARDEN
  - CALL HUNTERS NOW

**Guide Price £300,000 - £315,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**GUIDE PRICE OF £300,000 TO £315,000**

**Welcome to this 3 BEDROOM, RECENTLY CONSTRUCTED ASHBERRY EX 'SHOW HOME', DETACHED HOUSE in Wingerworth. SUPERB, SOUGHT AFTER location, a convenient walk to Hunloke Park Primary & Preschool, ideal for commuter links, M1 access J29, close to local amenities, pubs & country walks!**

**As you enter this immaculate property, you will find the lounge with bay window, modern kitchen diner, and a WC.**

**Going upstairs, there are 3 well proportioned bedrooms, one with a 3 piece shower room en suite, and a tiled, 3 piece suite family bathroom.**

**Gas central heating (combi boiler) and uPVC double glazed windows.**

**Fully enclosed, PROFESSIONALLY LANDSCAPED REAR GARDEN designed for low maintenance. Driveway parking for 3 cars and a good sized single garage.**

**Call Hunter to book your viewing on this stunning property now!**

**Freehold, Tax Band C, EPC Rating B.**




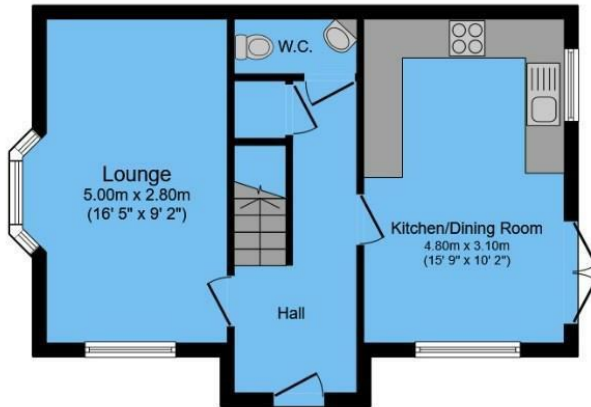




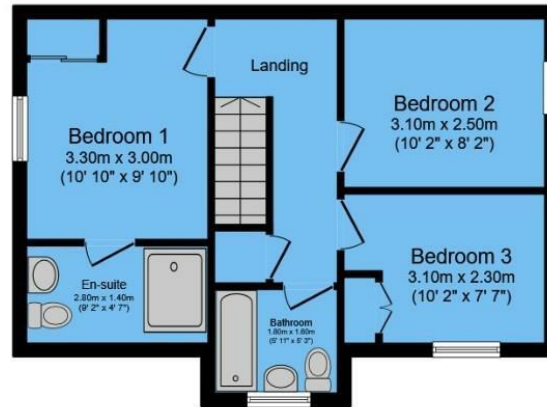
## ENERGY PERFORMANCE CERTIFICATE

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>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</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 	



**Ground Floor**



**First Floor**



**Garage**

Total floor area 102.0 sq.m. (1,098 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.



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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