

SOLED

subject to contract



23 Bevan Drive, Inkersall, Chesterfield, S43 3HE

- 3 SPACIOUS BEDROOMS
- GREAT FAMILY HOME
- DRIVEWAY PARKING
- LARGE GARDEN
- COUNTRYSIDE VIEWS
- MODERN BATHROOM
- ELECTRIC CHARGING POINT
- CALL HUNTERS NOW

Guide Price £200,000 - £205,000

HUNTERS[®]
HERE TO GET *you* THERE

GUIDE PRICE £200,000 - £205,000

With simply stunning views over open countryside this three bedroom semi detached family home offers much more than what first meets the eye!!

A VIEWING IS A MUST TO APPRECIATE WHAT IS ON OFFER HERE!!

The spacious family accommodation starts when you enter the property into the entrance hall with large cloaks cupboard. Next comes the fitted kitchen with space for all the necessary appliances and gives access to the under stairs pantry.

Leaving the kitchen, you enter the dining area which opens through to the large lounge. Patio doors come off the dining room and open to the garden.

Also off the kitchen, a door leads to additional accommodation, which comprises a downstairs WC, large store cupboard, a rear entrance hall which could be used as a study area and a door through to the utility/workshop.

On the first floor are three large bedrooms - 2 having fitted storage, and the modern bathroom.

Gas central heating and UPVC double glazed.

Externally, the property offers driveway parking with an electric car charging point. To the rear is a delightfully large family garden, predominantly laid to lawn and leads through to a patio area at the foot of the garden.

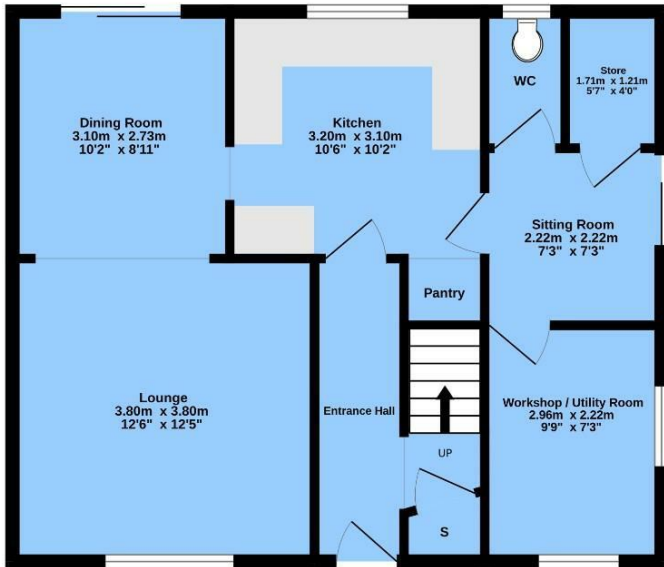
This is a superb family or starter home- & we don't think this will hang around for long! To arrange a viewing today call Hunters - calls answered 24/7

Freehold, Tax Band A, EPC Rating D.

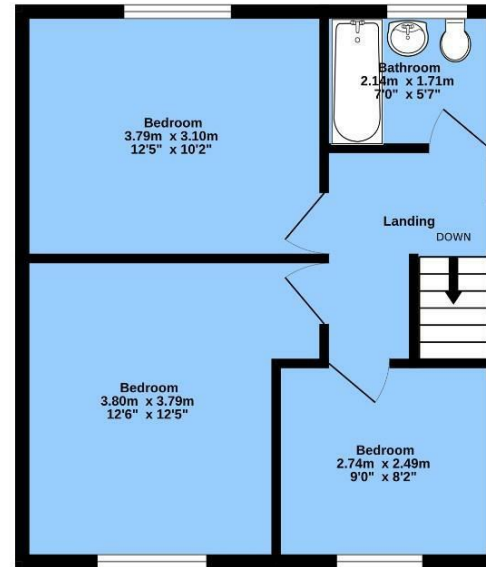




GROUND FLOOR
56.3 sq.m. (606 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 97.2 sq.m. (1046 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A			
(81-91) B			
(69-80) C			70
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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