



## 72 Burton Street, Wingerworth, Chesterfield, S42 6FH

- PERFECT FAMILY HOME
- STILL UNDER NHBC WARRANTY
- SPACIOUS LOUNGE WITH BAY WINDOW
- EASY TO MAINTAIN GARDEN
- 4 BEDROOMS WITH FITTED WARDROBES
- MODERN KITCHEN DINER
- MODERN BATHROOM
- CALL HUNTERS NOW

**Offers Over £325,000**

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

**OFFERED WITH NO CHAIN - FOUR BEDROOM,  
DETACHED HOUSE WITH DRIVEWAY PARKING &  
DETACHED GARAGE, 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!**

**\*BUILT IN 2018 - STILL UNDER NHBC WARRANTY\***

**Downstairs, there is a spacious lounge with bay window,  
modern kitchen diner with double doors backing onto the  
rear garden, utility room, study, and a WC.**

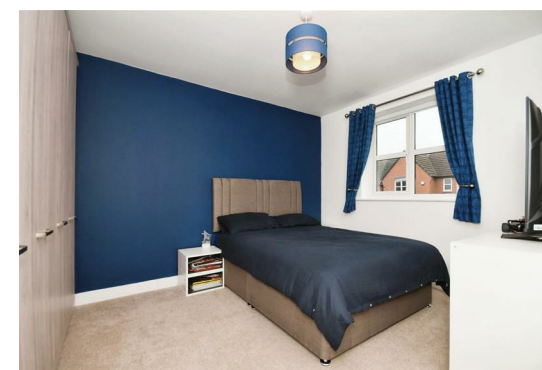
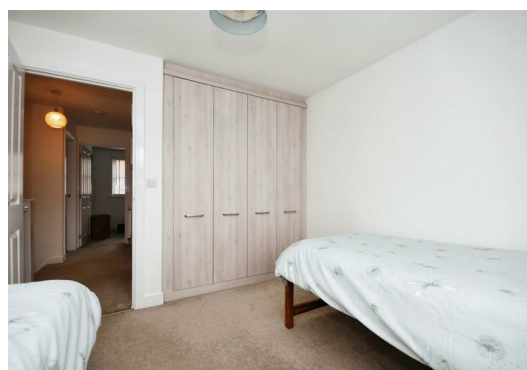
**Upstairs, there are 4 well proportioned bedrooms with  
fitted wardrobes, and a tiled, 3 piece suite, family  
bathroom.**

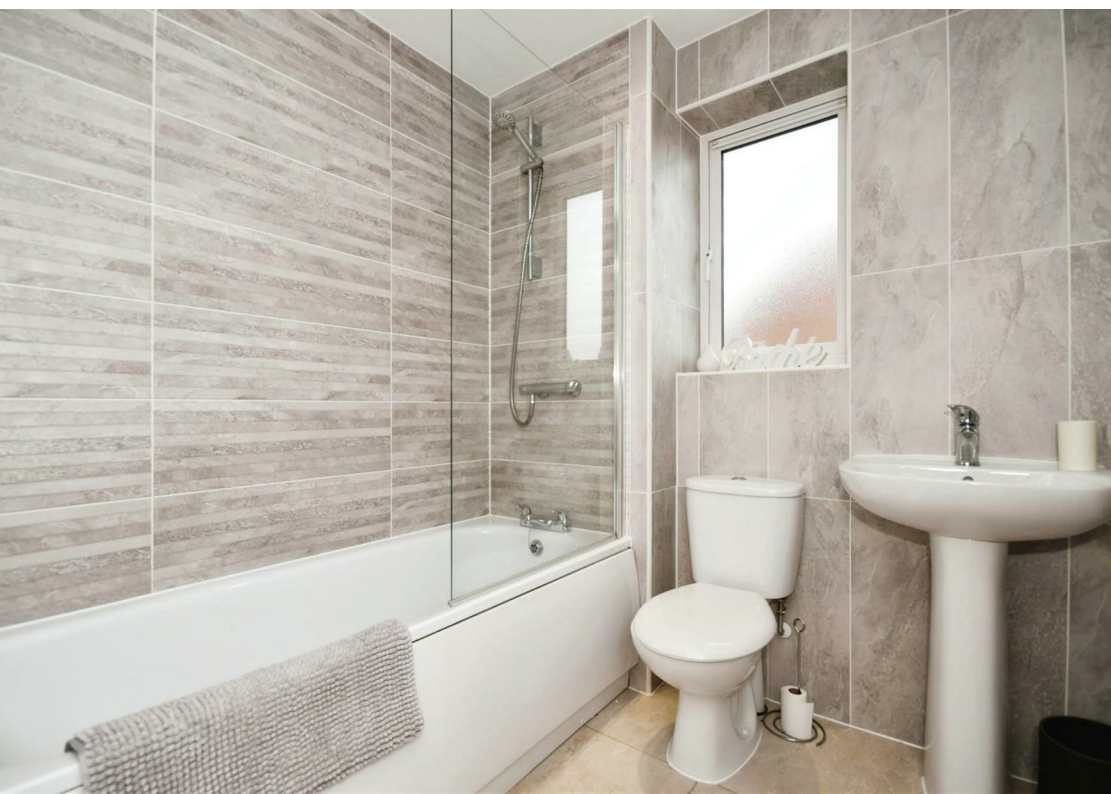
**Gas central heating (combi boiler) and uPVC double  
glazed windows.**

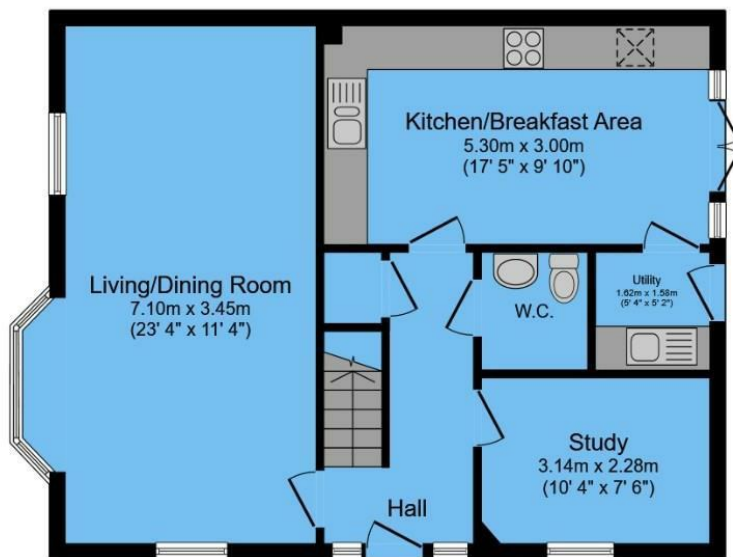
**Easy to maintain, private, enclosed rear garden and  
patio. Shared driveway parking and detached garage at  
the front.**

**Don't miss out on viewing this amazing family home, call  
Hunters to book a viewing now!**

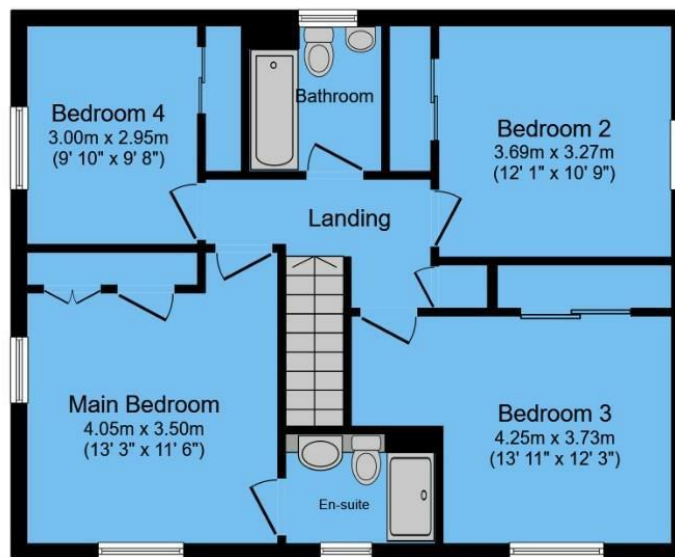
**Freehold, but there is a ground maintenance fee of £100  
A YEAR to green belt. Tax Band D, EPC Rating B.**







**Ground Floor**



**First Floor**

## 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>94</b>
(81-91) <b>B</b>		<b>85</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	

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

Total floor area 126.9 m<sup>2</sup> (1,366 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.



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