



## 10 Laurel Garth Close, Old Whittington, Chesterfield, S41 9LZ

- HEAD OF CUL DE SAC
  - CONSERVATORY
  - FAMILY BATHROOM
  - ATTACHED GARAGE
- LOUNGE INTO KITCHEN DINER
  - 3 GOOD SIZED BEDROOMS
  - OFF ROAD PARKING
  - CALL HUNTERS NOW

**Offers In The Region Of £230,000**

**HUNTERS®**

HERE TO GET *you* THERE

Located at the head of a quiet cul de sac is this superbly presented 3 BED DETACHED property! It must be seen & would appeal to young families and those looking for a first home.

Old Whittington is a popular location to live with a range of shops and amenities all within easy reach. Easy road access & bus connections to Chesterfield town centre and easy access to M1. There are schools for all age groups nearby, and nearby parks, canal walks all close by.

The ground floor has an open-plan feel with the lounge leading through to the modern kitchen diner, finished with Corian worktops and complete with a range of integrated appliances.

Leading off the dining area is a useful uPVC conservatory which opens out onto the landscaped garden at the rear - enclosed & perfect for families.

On the first floor are 3 bedrooms with bedroom 1 having mirrored fitted wardrobes. There is also the family bathroom, with bath & shower over.

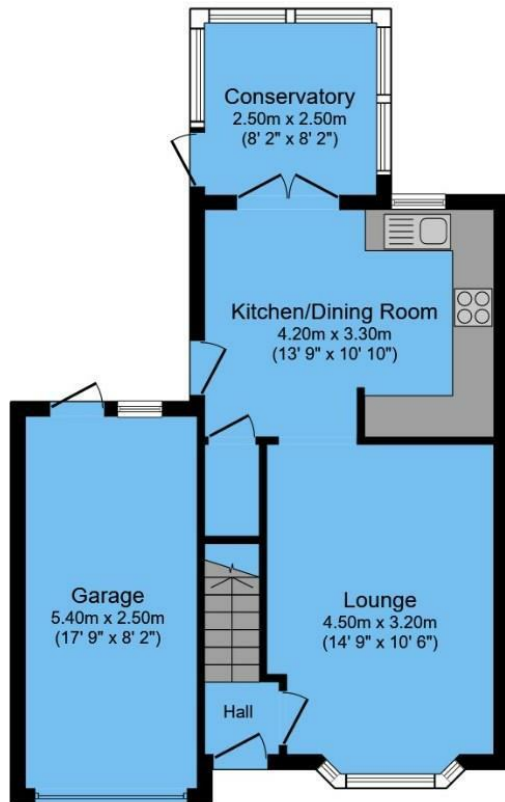
Externally to the front is a single garage plus off road parking for two vehicles.

Call Hunters to book your viewing now!

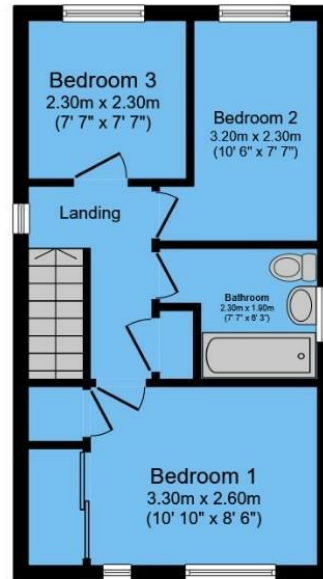
Freehold, Tax Band C, EPC Rating D.







**Ground Floor**



**First Floor**

Total floor area 87.6 m<sup>2</sup> (943 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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

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