



## 5 Steeple Grange, Spital, Chesterfield, S41 0HU

- BUILT ONLY IN 2015
- IMMACULATE FAMILY HOME
  - DOUBLE DRIVE
  - POPULAR LOCATION
- FOUR BEDROOM DETACHED
  - MODERN THROUGHOUT
  - INTEGRAL GARAGE
  - VIEW NOW

**Offers In The Region Of £390,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**ONLY BUILT IN 2015 - STILL LIKE BRAND NEW, WITH APPROX 1500 SQ FT OF LIVING ACCOMODATION-TAKE A LOOK AT THIS FOUR BEDROOM DETACHED FAMILY HOME!**



**Within easy walking distance to Town Centre, Chesterfield Train Station & strong bus links into town or to the Chesterfield Royal Hospital.**

**Also ideally situated for Hasland amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 junction, the Five Pits Trail country park and South Chesterfield Golf Club.**



**Simply stunning home, comprising:- entrance hall, downstairs WC, bay windowed lounge, MODERN LIVING kitchen / diner / family area & utility room.**



**On the first floor is an open landing with four bedrooms off (two with ensuites) & combined family bathroom / WC.**

**Gas central heating & uPVC double glazed.**

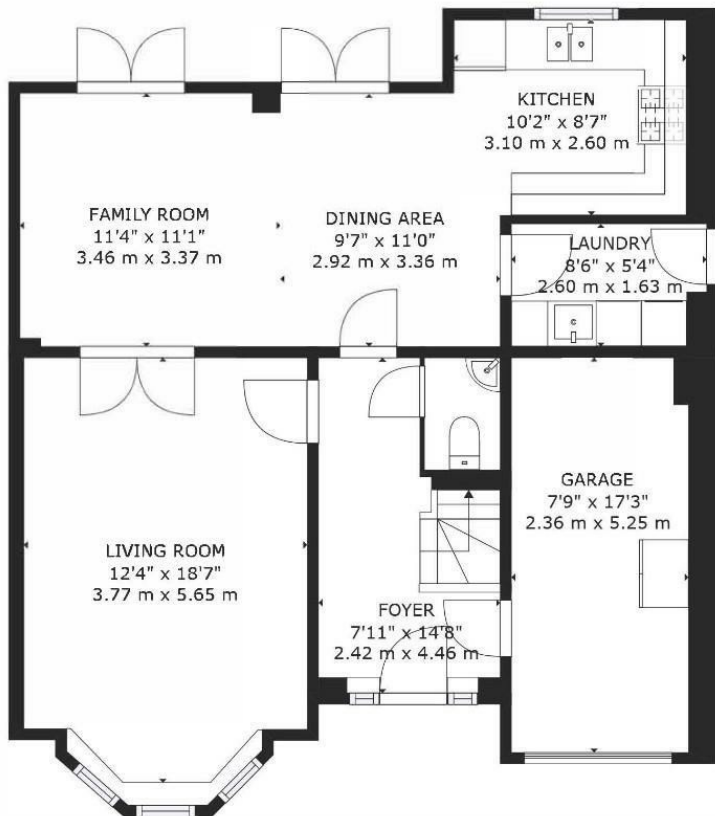
**Outside sees a double drive, integral garage & private, landscaped, WESTERLY facing rear garden.**

**FREEHOLD.**

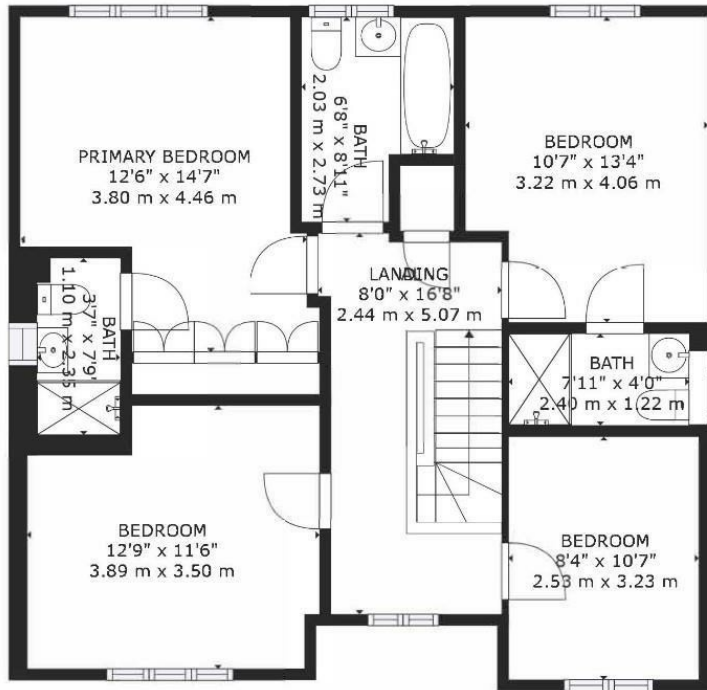
**Council tax band E under Chesterfield Borough Council.**

**DONT WAIT - BOOK YOUR VIEWING NOW - CALL HUNTERS!**





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 716 sq. ft, 67 m<sup>2</sup>, FLOOR 2: 824 sq. ft, 77 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 133 sq. ft, 12 m<sup>2</sup>  
 TOTAL: 1539 sq. ft, 143 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 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>93</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



### 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
 Tel: 01246 540540 Email:  
 Chesterfield@hunters.com <https://www.hunters.com>