

27 St. Philips Drive, Hasland, Chesterfield, S41 0RG

- WELL PRESENTED FAMILY HOME
 - 4 PIECE SUITE BATHROOM
 - CONSERVATORY
 - DRIVEWAY PARKING
- 3 GOOD SIZED BEDROOMS
 - LOUNGE INTO DINER
 - LANDSCAPED GARDEN
 - CALL HUNTERS NOW

Guide Price £300,000 - £315,000

HUNTERS®
HERE TO GET *you* THERE

****GUIDE PRICE £300,000 - £315,000****

Welcome to this **IMMACULATE, THREE BEDROOM DETACHED HOUSE** in Hasland. Within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

As you enter this property, you will find the hallway, modern lounge with bay window into the dining room with sliding doors onto the rear garden, and a kitchen with double doors onto the rear conservatory.

Going upstairs, there are three well proportioned bedrooms, and a four piece suite bathroom with separate shower.

Gas central heating and uPVC double glazed windows.

To the rear, there is a larger than average landscaped garden offering a good degree of privacy and a detached garage. Driveway and extra off street parking to the front.

Don't miss out on viewing this beautiful family home, call Hunters to book yours now!

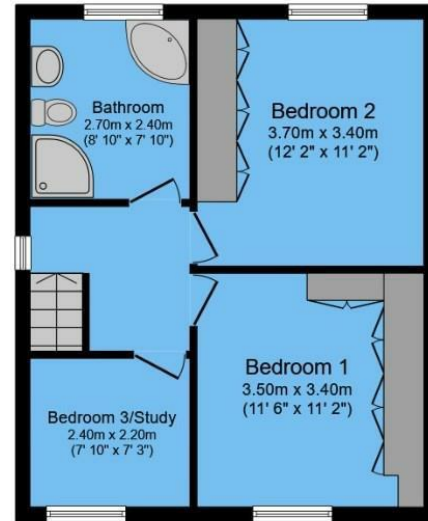
Freehold, Tax Band C, EPC Rating C.



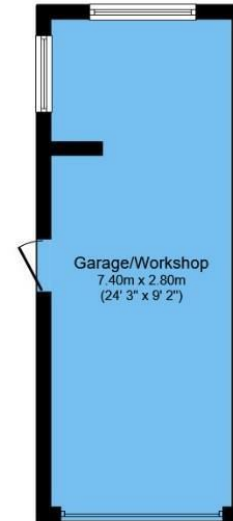




Ground Floor



First Floor



Garage

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	84
(55-68)	D		
(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

Total floor area 115.9 m² (1,248 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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