



17 Coppice Close, Hasland, Chesterfield, S41 0NA

- Superb 3 bed family detached home
- Ent hall, Downstairs WC
- Kitchen remodelled!
- 3 Double Bedrooms - modern family bathroom
- Double driveway - parking for 3 cars
- Great location - near to Chesterfield, Hasland amenities, Schools & M1
- Large Open Plan Kitchen Diner with utility area
- Spacious Lounge with log burner & conservatory off
- uPVC double glazed & the majority replaced 2023, gas central heating
- Delightful & private garden, with patios, lawns & outbuildings.

Offers In The Region Of £340,000

HUNTERS®

HERE TO GET *you* THERE

**** WOW - this property has to be viewed! **** A three double bedroom detached house - located in the sought after area of Hasland, with cul-de-sac positioning. Close to village amenities, popular schools and town centre access.

Offering much more than you expect, the accommodation comprises: - bright and spacious entrance hall with oak balustrade and a modern downstairs w/c.

The hallway opens into the recently re modelled open plan kitchen diner with range cooker and American sized fridge freezer. The kitchen area opens through to a large dining space with utility area beyond that provides space for washing machine & tumble dryer.

There is a spacious lounge with log burner and doors opening through into the conservatory.

On the first floor, the light and airy landing provides access to three double bedrooms and a modern bathroom with power shower bath unit, wash hand basin & WC.

The property is gas centrally heated and uPVC double glazed. Many of the windows have been recently replaced. Also the internal doors have all been recently replaced with oak too!

Outside the property boasts a large block paved driveway and a very private rear garden. The rear garden with patio and raised beds, lawn with well stocked borders and a sun terrace area.

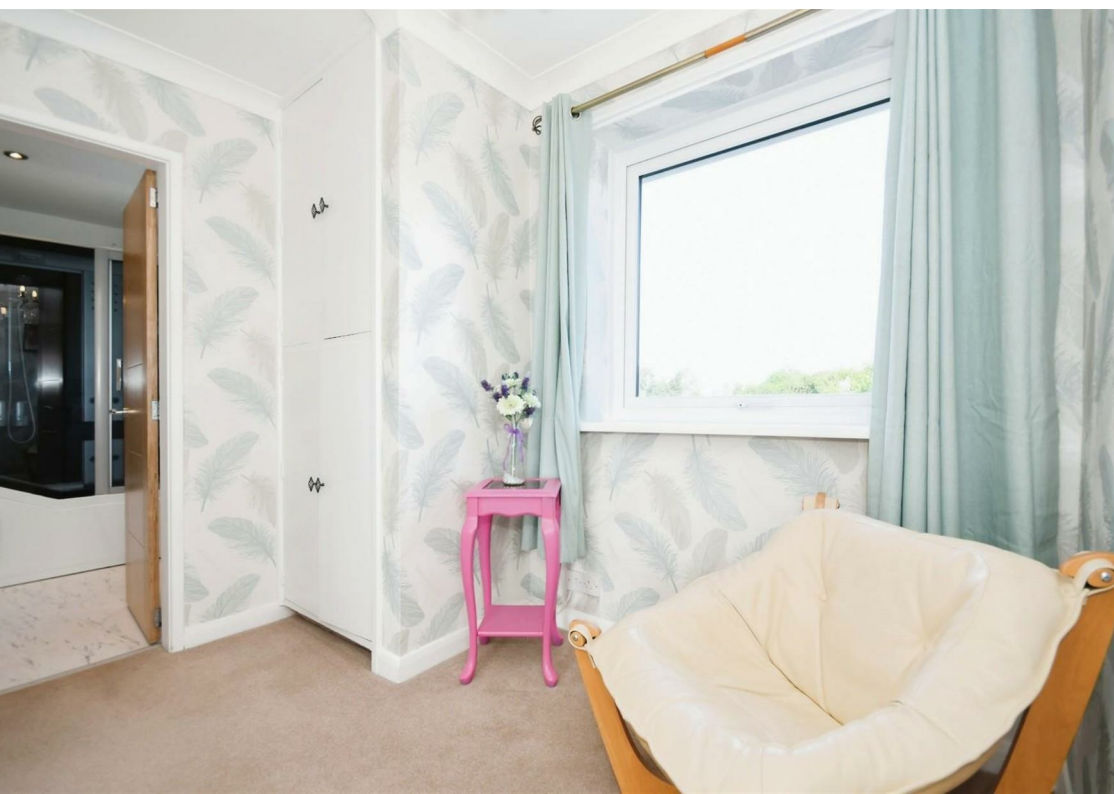
This area also benefits from from having a cedar wood building which be ideal as a home office/gym studio or workshop. There is a separate timber shed, playhouse and a greenhouse.

Planning permission had been previously granted to lift the roof and develop the property roof space further to create additional living accommodation. Ask us for details.

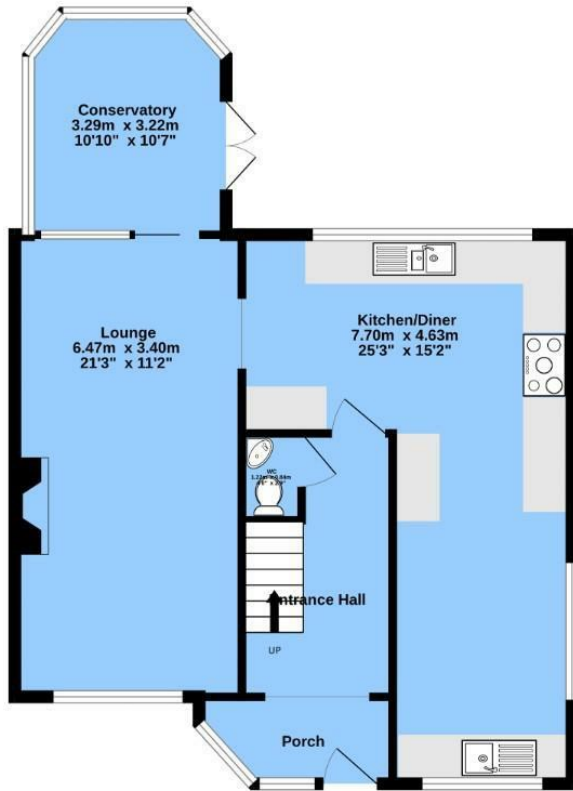
A VIEWING IS ABSOLUTELY ESSENTIAL - call Hunters to view!

Freehold, Tax Band D, EPC Rating D.

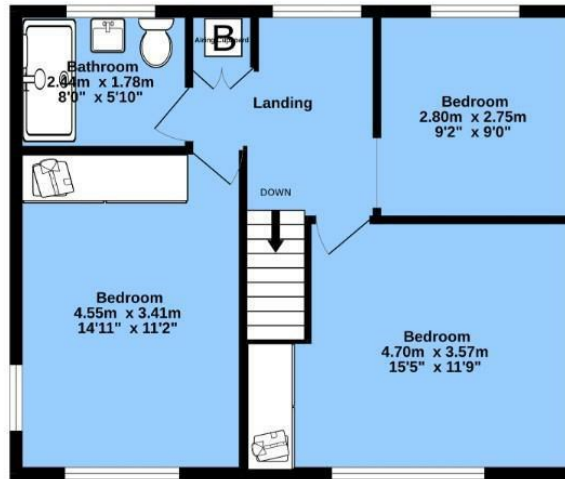




GROUND FLOOR
64.7 sq.m. (697 sq.ft.) approx.



1ST FLOOR
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA : 115.5 sq.m. (1244 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A			
(81-91) B			78
(69-80) C		66	
(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

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