

SOLD
subject to contract



8 Moorhen Drive, Poolsbrook, Chesterfield, S43 3FY

- NO CHAIN
- NEARBY MOTORWAY
- 3 BED DETACHED
- TAX BAND C

- BUILT IN 2022
- DRIVE AND GARAGE
- EPC B
- CALL HUNTERS NOW!

Guide Price £180,000

HUNTERS®

HERE TO GET *you* THERE

**GUIDE PRICE OF £180,000 TO £190,000 - PRICED TO SELL -
MANY EXTRAS WERE ADDED WHEN IT WAS BUILT!**

Welcome to this modern, NO CHAIN, THREE BEDROOM DETACHED house in Poolsbrook.

Recently constructed (built in 2022 & still having 8 years NHBC builders guarantee), nearby motorway J29A, Poolsbrook Country Park, good bus routes, supermarkets, local shops & amenities.

On the ground floor there is a lounge, kitchen with dining space and a WC.

Upstairs there are two double & a single bedroom, the main bathroom contains a three piece suite with half tiled walls.

To the rear there is a flat, easy to maintain garden.

The front of this property there is a garage approx 5.71m x 2.52m (with power) with driveway parking for two cars & electric vehicle charging point.

Gas central heating (combi boiler), uPVC double glazing, high speed internet available & fitted integral burglar alarm.

Don't miss out on this amazing property, perfect for first time buyers or families.

Call Hunters to book a viewing now!

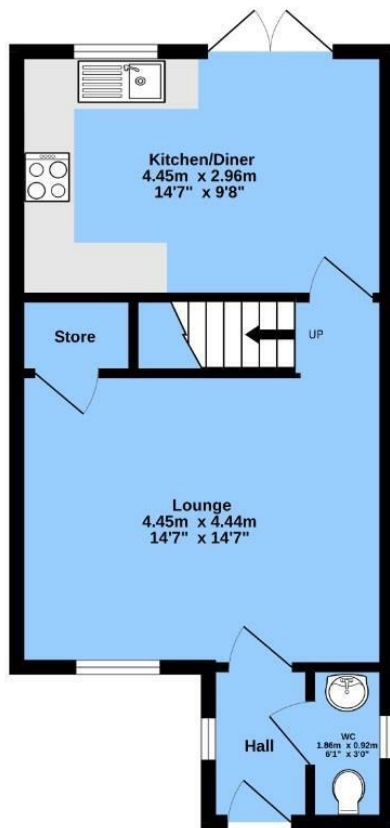
Tax band C, EPC rating B

FREEHOLD but there is a ground maintenance fee payable per annum. The cost when the seller moved in (2022) was £74+vat (£88.80) per year. This cost can rise in line with RPI.

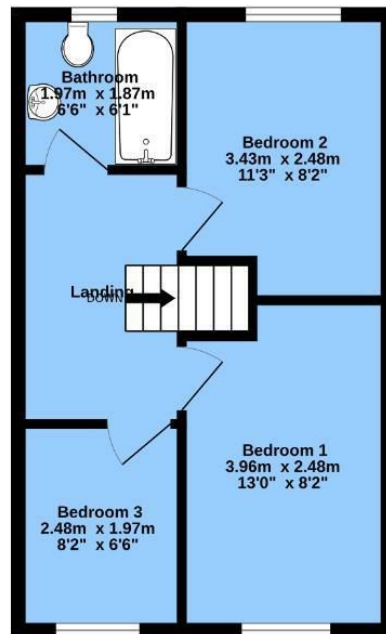




GROUND FLOOR
36.9 sq.m. (397 sq.ft.) approx.



1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 69.8 sq.m. (751 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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		95
(81-91) B	83	
(69-80) C		
(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

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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