



## 2 Wayford Avenue, Hasland, Chesterfield, S41 0TP

- NO UPWARD CHAIN
- 3 BATHROOMS
- LOUNGE WITH FRENCH DOORS
- LOW MAINTENENCE GARDEN
- 4 GOOD SIZED BEDROOMS
- SPACIOUS HALLWAY
- MODERN KITCHEN DINER
- CALL HUNTERS NOW

**Offers In The Region Of £375,000**

**HUNTERS®**

HERE TO GET *you* THERE

Welcome to this NO CHAIN, 4 BEDROOM DETACHED DORMER BUNGALOW. Situated in Hasland in a cul de sac location.

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 are welcomed into the spacious entrance hall, lounge with French doors to the rear garden, open plan kitchen diner, utility room, fourth bedroom, and a three piece suite shower room.

Going upstairs, there are a further three well proportioned bedrooms, the main bedroom including fitted sliding wardrobes and an en suite, and a three piece suite bathroom.

Good sized garden to the rear offering privacy and designed for low maintenance.

Gated access to a concrete stamped driveway, integral single garage with electric up and over door.

Call Hunters to book your viewing now!

Freehold, Tax Band D, EPC Rating D.



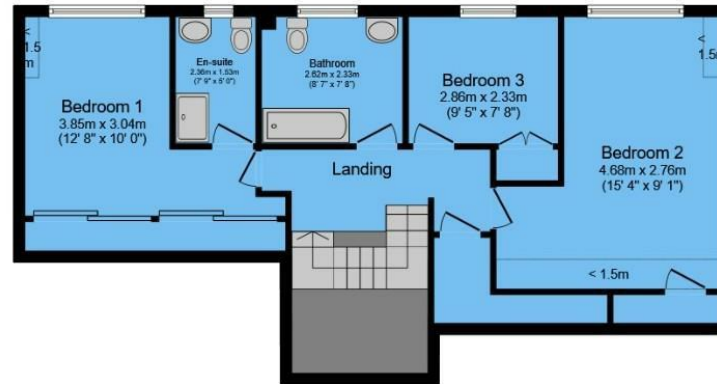


# ENERGY PERFORMANCE CERTIFICATE


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.



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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

Total floor area 160.9 m<sup>2</sup> (1,732 sq.ft.) approx

Restricted height 3.1 m<sup>2</sup> (34 sq.ft.)

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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>