

# HUNTERS®

HERE TO GET *you* THERE

**Brooklands, 1 Birkin Lane, Wingerworth, Chesterfield, S42 6LL**

**Guide Price £600,000 - £625,000**





# HUNTERS®

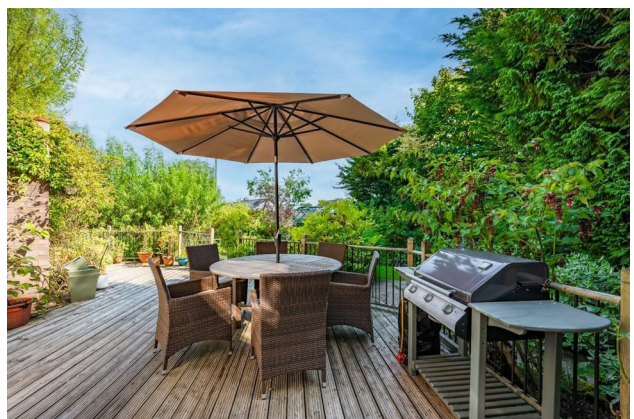
HERE TO GET *you* THERE

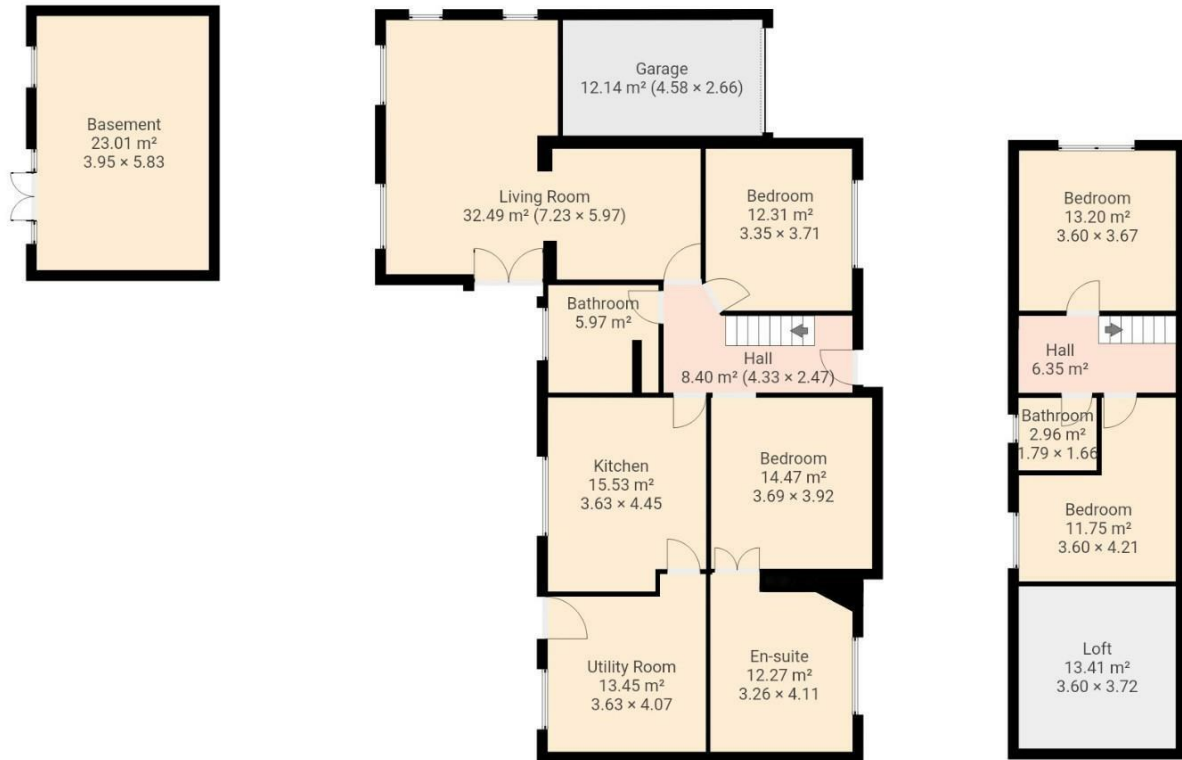




# HUNTERS®

HERE TO GET *you* THERE





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(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	

## Map



## Summary

**\*\*GUIDE PRICE £600,000 - £625,000\*\***

**ON THE DOORSTEP OF STUNNING OPEN COUNTRYSIDE!** Detached Dorma bungalow with four bedrooms!

Located in Wingerworth. SUPERB, SOUGHT AFTER location, a convenient walk to Hunloke Park Primary & Preschool, ideal for commuter links, M1 access J29, close to local amenities, pubs & country walks!

Well presented home comprising:- entrance hall, open plan living, dining & sitting room (which offers flexibility for every ones needs), modern fitted kitchen / diner & large utility room.

Four bedrooms, three bathrooms of one is which is a luxurious en-suite bathroom to the main bedroom.

Externally, a horseshoe shaped driveway for 4/5 cars & gardens to the front, plus a single garage.

**SOUTH FACING TO REAR GARDEN** - with an upper raised terrace with seating area & down in the garden there is a large deck also with seating areas.

The large secluded garden is mature with vegetable / fruit beds, borders, pond & lawned areas.

Additionally there is a large 12x10 greenhouse & there is also an externally accessed basement area with two rooms.

Gas central heating & uPVC double glazed.

**FREEHOLD - COUNCIL TAX BAND D.**

**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!**

**• SUPERB LOCATION • COUNTRYSIDE ON THE  
DOORSTEP • FANTASTIC SCHOOLS • FOUR BEDROOMS • THREE  
BATHROOMS • DRIVEWAY PARKING • GARAGE • SOUTH FACING  
REAR GARDEN**