



## 211 Whitecotes Lane, Walton, Chesterfield, S40 3HR

- 3 BEDROOM SEMI DETACHED HOUSE
  - MODERN KITCHEN DINER
  - 3 GOOD SIZED BEDROOMS
  - GARDENS FRONT AND REAR
- PERFECT FAMILY HOME
- LOUNGE WITH BAY WINDOW
- 3 PIECE SUITE BATHROOM
- CALL HUNTERS NOW

**Guide Price £260,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



**\*GUIDE PRICE OF £260,000 TO £270,000\***

Welcome to this MODERN, THREE BEDROOM SEMI DETACHED HOUSE in WALTON. Located in a popular estate to the West of the Town centre - HIGHLY SOUGHT AFTER LOCATION close to local amenities & out towards the Peak District & Matlock.

As you enter this property you will find the entrance hall, lounge with bay window, and a modern, open plan kitchen diner with fully integrated appliances & french doors opening to the rear garden.

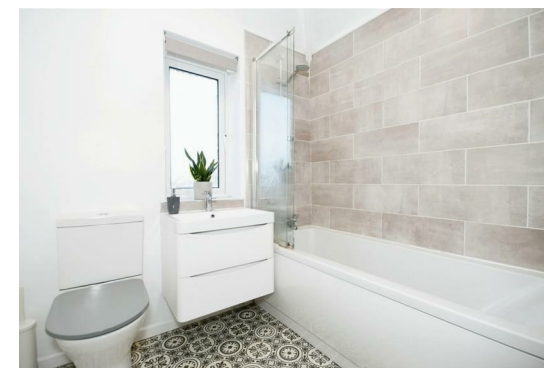
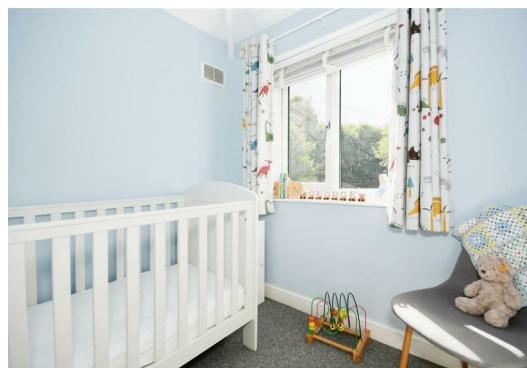
Going upstairs, there are three bedrooms, one single and two doubles, and a modern, three piece suite bathroom.

Gas central heating (combi boiler) and uPVC double glazed windows. This property also has a new roof fitted!

Gardens to the front and rear. Long drive with parking for three cars and a larger than average detached garage.

Don't miss out on getting a viewing for this property, call Hunters to book yours now!

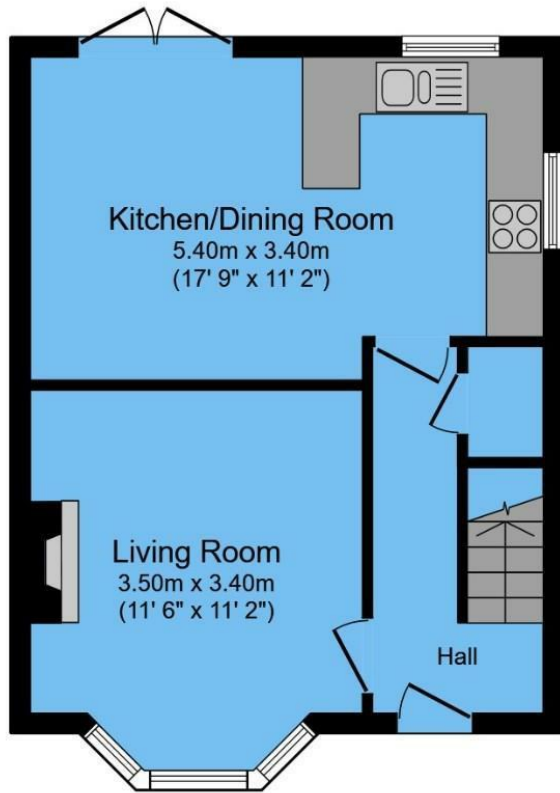
Freehold, Tax Band C, EPC Rating D.



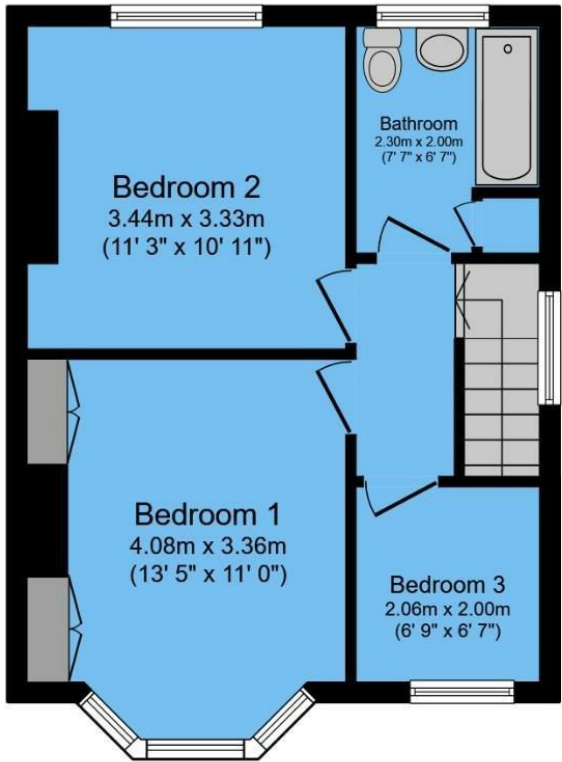








**Ground Floor**



**First Floor**

Total floor area 76.6 m<sup>2</sup> (825 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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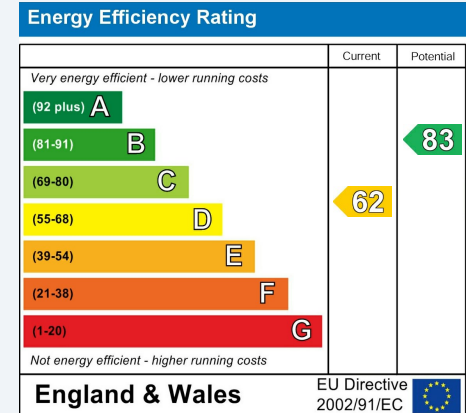
**Viewing**

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



**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.



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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