

SOLED

subject to contract



8 Longlieve Gardens, Pilsley, Chesterfield, S45 8JG

- NEW BUILD
- FOUR DOUBLE bedroomed PLUS STUDY / OFFICE
- Private road, situated in a semi rural village location
- Great for M1 access
- Driveway
- STONE BUILT, PRIVATE, EXCLUSIVE, executive style
- STUNNING FAR REACHING VIEWS
- Close to local amenities, Hardwick Hall, country walks
- Contemporary styled, high specification accommodation - approx 186m²
- Garage (approx 18m²)

Price £550,000



READY TO MOVE INTO NOW!

Hunters, Chesterfield are proud to be selling this **STONE BUILT, PRIVATE, EXCLUSIVE, executive style FOUR DOUBLE bedroomed PLUS STUDY / OFFICE / FIFTH BEDROOM** detached house - **WITH STUNNING FAR REACHING VIEWS** towards Crich Tower & the Peak District!

On a private road, situated in a semi rural village location, close to local amenities, Hardwick Hall, country walks, five pits trail & great for M1 access.

Contemporary styled, high specification accommodation:- approx 186m² (2002 square feet) over two floors comprising of a entrance hall, downstairs WC, utility room, lounge, study & fantastic open plan living / diner / kitchen overlooking the rear garden with bi-fold doors & **SUPERB OPEN VIEWS!**

The kitchen is simply a **MUST SEE**, it is a Symphony, hand painted kitchen with Iridi Sparkle Quartz worktop with integral appliances which can be controlled by WiFi.



To the first floor sees four bedrooms (main bedroom with walk in wardrobe & en suite shower room with a his & hers sink & vanity unit) & separate combined, four piece family bathroom / WC.

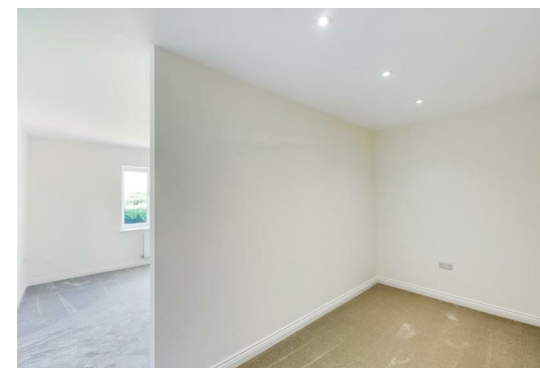
Driveway parking for 2 cars, garage (approx 18m²) with electric door & fully enclosed, **SOUTH WESTERLY FACING** rear garden with patio.

Gas central heating & fully double glazed.



FULLY LANDSCAPED FRONT & REAR GARDENS - ALL CARPETS & FLOORING INCLUDED

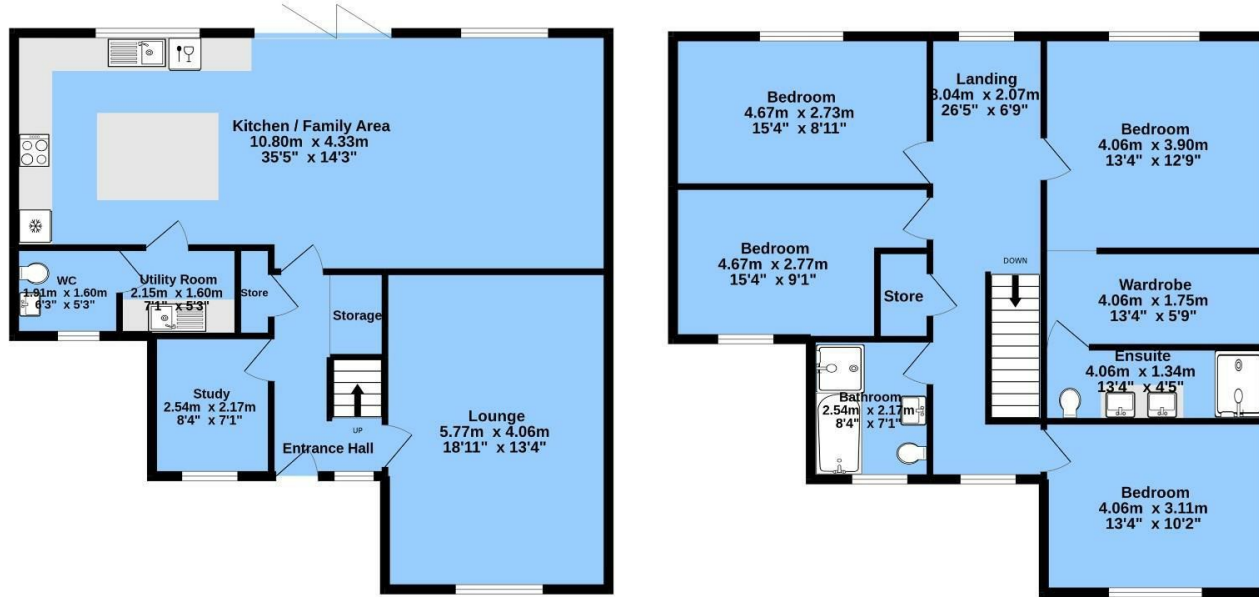
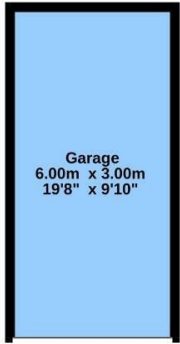
FREEHOLD.



We believe the council tax band will be D under North East Derbyshire but this is yet to be confirmed.

VIEWINGS AVAILABLE NOW - make your viewing now! Call Hunters - phones answered 24/7.





TOTAL FLOOR AREA : 186.0 sq.m. (2002 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		
(81-91) B	86	92
(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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