



10 Emerald Close, Holmewood, Chesterfield, S42 5WG

- PERFECT FAMILY HOME
- WELL PRESENTED 4 BEDROOM DETACHED HOUSE
- SPACIOUS KITCHEN DINER
 - DRIVEWAY PARKING

- UNDER NHBC WARRANTY
 - MODERN LOUNGE
 - LARGE REAR GARDEN
 - CALL HUNTERS NOW

Guide Price £300,000

HUNTERS®
HERE TO GET *you* THERE

****REDUCED TO A GUIDE PRICE OF £300,000 to £310,000****

Welcome to this MODERN, FOUR BEDROOM DETACHED HOUSE. PERFECT FAMILY HOME - STILL UNDER BUILDERS NHBC WARRANTY.

Situated the South side of Chesterfield, Holmewood, has ideal access to the Five Pits Trail, local amenities & within easy access of M1 J29.



As you enter this extremely well presented property, downstairs you will find the hallway, modern lounge, spacious kitchen diner with double doors onto the rear garden and integrated appliances including fridge freezer, dishwasher and double oven with induction hob, utility room with integrated wine cooler and WC. The ground floor benefits from kardean flooring throughout.

Going upstairs, there are four well proportioned bedrooms with fitted wardrobes to bedrooms 1 and 2. The main bedroom having a three piece shower room en suite, and a modern, three piece suite family bathroom.



Gas central heating (cylinder boiler) and uPVC double glazed windows.

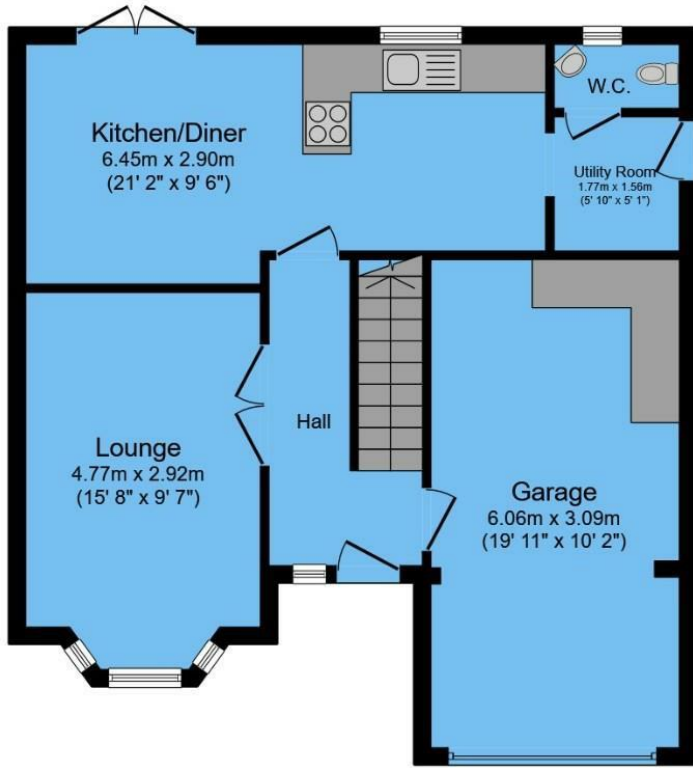
Much larger than average, corner plot, SOUTH FACING, fully enclosed lawned rear garden. Plenty of driveway parking and an integral garage with personnel door.



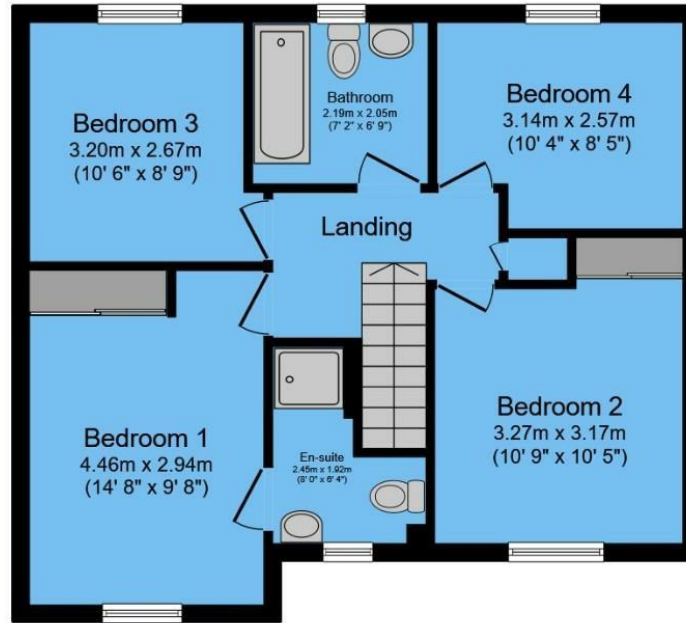
Don't miss out on making this property your perfect home - call Hunters to book your viewing now!

Freehold, (£180 maintenance fee per annum), Tax Band D, EPC Rating B.





Ground Floor



First Floor

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			93
(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

Total floor area 117.3 m² (1,263 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.



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