



## 20 Tapton Vale, Tapton, Chesterfield, S41 0SY

- EXTENDED FAMILY HOME
- LOUNGE WITH BAY WINDOW
- FOUR GOOD SIZED BEDROOMS
- READY TO PUT YOUR OWN STAMP ON
- HEAD OF CUL DE SAC
- FOUR PIECE SUITE BATHROOM
- ENCLOSED REAR GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £285,000**

**HUNTERS®**

HERE TO GET *you* THERE



Welcome to this EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE. Located in Tapton, the property has easy access on foot or by car to Chesterfield Railway station and the Town Centre. Supermarkets and other village amenities are available close by, as well as the canal side walks.

HEAD OF CUL DE SAC LOCATION. NEW ROOF WITHIN THE LAST THREE YEARS.

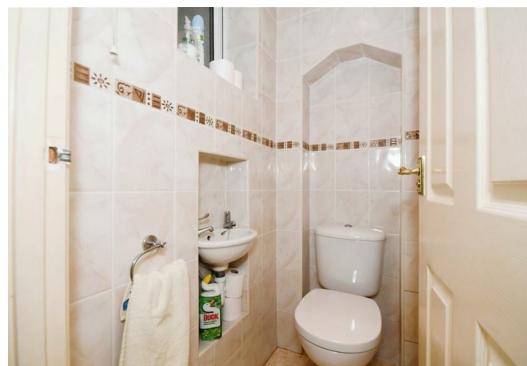
On the ground floor, you will find the hallway, lounge with bay window opening into the separate dining room, fitted kitchen, and downstairs WC.

Going upstairs, there are four well proportioned bedrooms, a four piece suite family bathroom, and stairs going up to the loft.

Outside there is an enclosed rear garden and patio space. To the side there is a car port leading to the large garage and utility. Driveway for 3 to 4 cars.

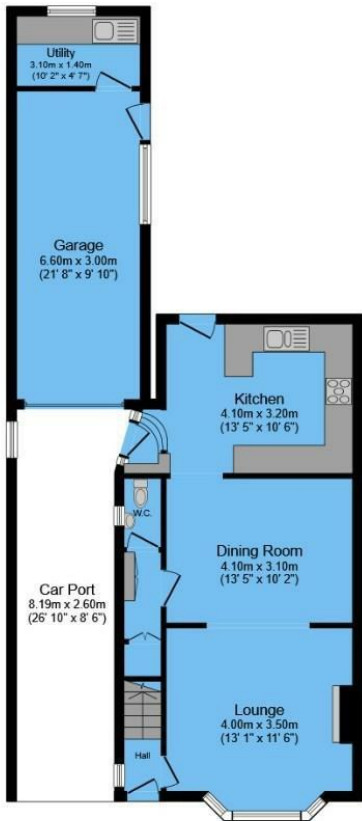
Don't miss out on viewing this property, call Hunters to book your viewing now!

Freehold, Tax Band B, EPC Rating E.

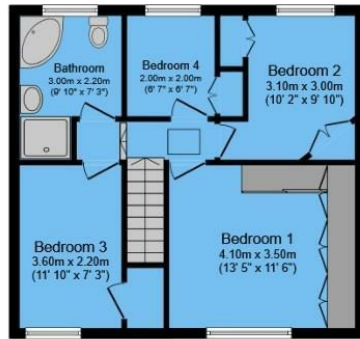




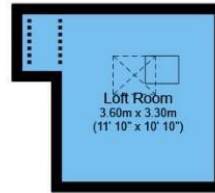




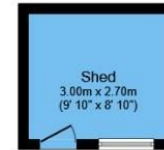
**Ground Floor**



**First Floor**



**Loft Floor**




**Outbuilding**

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>51</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 138.9 m<sup>2</sup> (1,496 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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