



11 Seagrave Drive, Hasland, Chesterfield, S41 0YE

- WELL PRESENTED DETACH FAMILY HOME
 - 4 PIECE SUITE BATHROOM
 - CONSERVATORY
 - DRIVEWAY PARKING AND GARAGE
- 4 WELL PROPORTIONED BEDROOMS
 - SPACIOUS KITCHEN
 - SOUTH FACING REAR GARDEN
 - CALL HUNTERS NOW

Offers In The Region Of £415,000



WELL PRESENTED, FOUR BEDROOM DETACHED HOUSE - ON A GREAT PLOT.

Located in Hasland - within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

As you enter this property through the porch, you will find the hallway, lounge with bay window and double doors into the dining room, spacious kitchen, utility room, conservatory and downstairs WC.

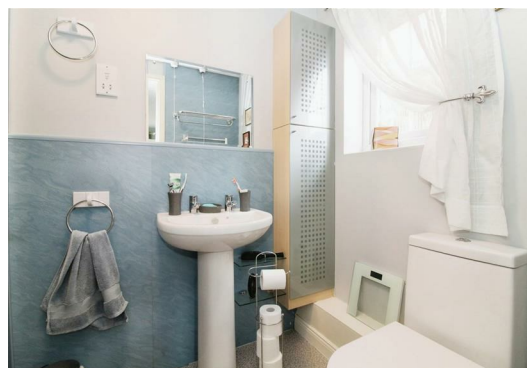
Going upstairs, there are four well proportioned bedrooms, one with a 3 piece shower room en suite, and a four piece suite family bathroom.

Gas central heating (new boiler Nov 2024 fitted with 10 year guarantee) and uPVC double glazed windows. Solar panels were fitted in 2012 on a 25 year lease.

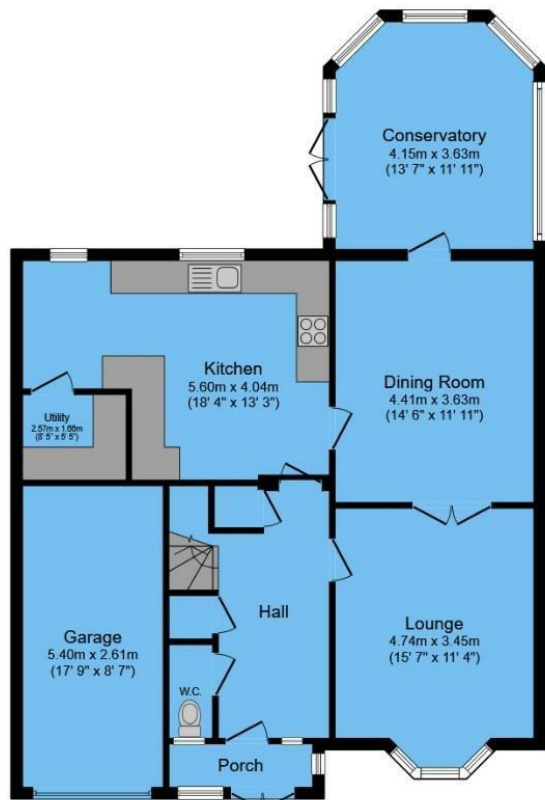
SOUTH FACING, FULLY LANDSCAPED rear garden. Garage and driveway parking to the front.

Don't miss out on viewing this amazing property. Call Hunters to book your viewing now!

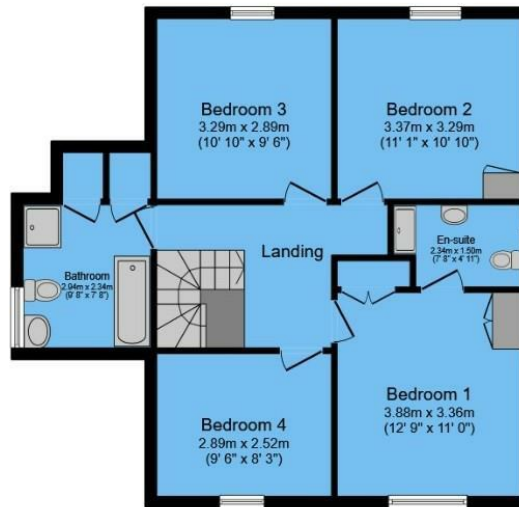
Freehold, Tax Band E, EPC Rating B.







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			
(81-91) B		81	87
(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 167.5 m² (1,802 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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