



22 Grove Gardens, Brimington, Chesterfield, S43 1QS

- PERFECT FAMILY HOME
- SPACIOUS KITCHEN
- EN SUITE AND FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- DINING ROOM WITH BAY WINDOW
- 4 GOOD SIZED BEDROOMS
- REAR GARDEN WITH PATIO
- CALL HUNTERS NOW

Reduced To £315,000

HUNTERS®

HERE TO GET *you* THERE

****RECENTLY REDUCED FOR A QUICK SALE****

Welcome to this **FOUR BEDROOM DETACHED HOUSE** tucked away at the head of a cul de sac.

Situated the East side of Chesterfield, Brimington Common, is a popular location within a great community, close to country walks, Chesterfield Royal Hospital, situated close to amenities with good bus links & easy access to Chesterfield.

Having been extremely well maintained by the current owners, this property comprises of a hallway, dining room with bay window, lounge, spacious kitchen with door out onto the rear garden, and a WC.

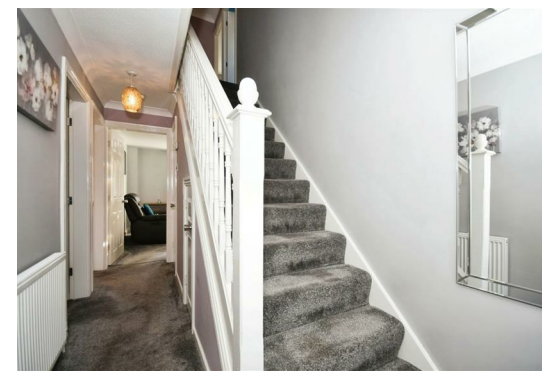
Upstairs, there are four well proportioned bedrooms, one benefitting from a three piece shower room en suite, and a modern, three piece suite family bathroom.

Gas centrally heated, uPVC double glazed.

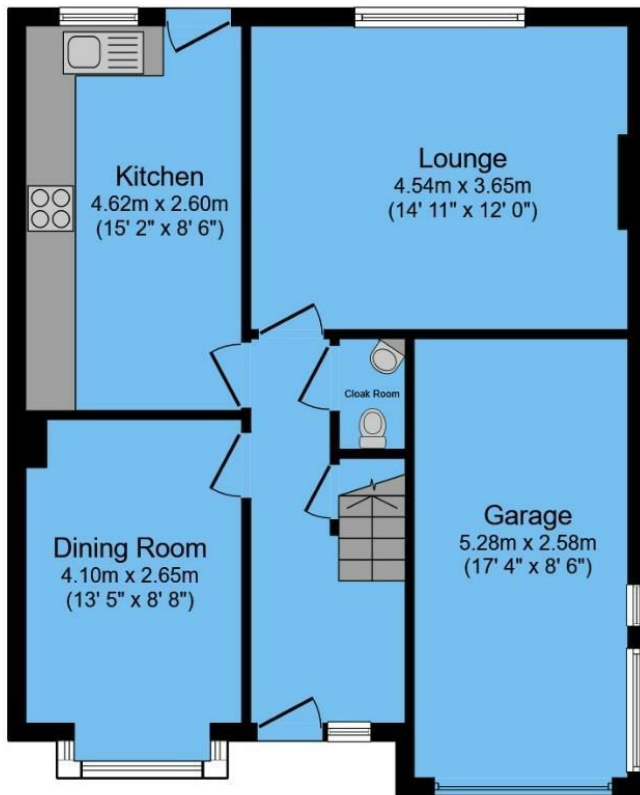
Enclosed family sized rear garden with patios, lawn & shed. Driveway for two cars and an integral single garage

VIEWING HIGHLY RECOMMENDED - CALL HUNTERS NOW!

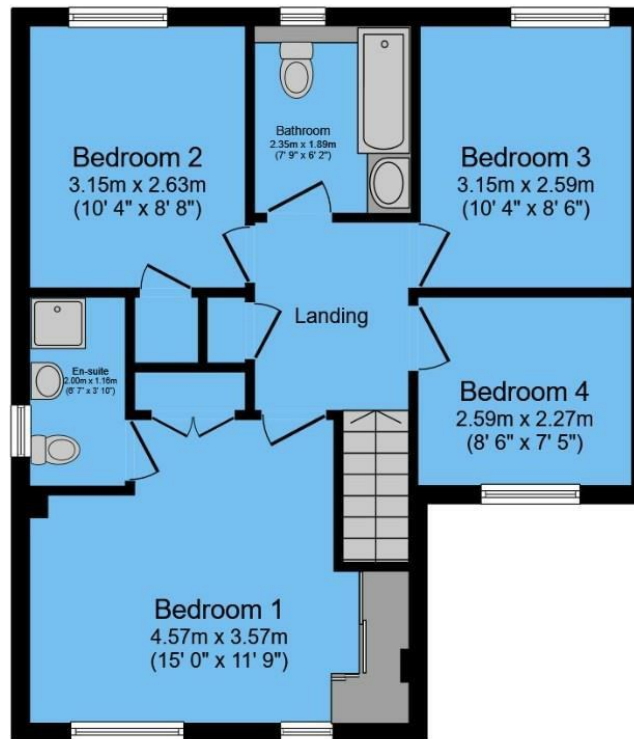
Freehold, Tax Band D, EPC Rating D.







Ground Floor



First Floor

Total floor area 116.0 m² (1,249 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(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

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