

# HUNTERS®

HERE TO GET *you* THERE

**17 Ashgate Valley Road, Ashgate, Chesterfield, S40 4AX**

**Asking Price £450,000**

## Property Images

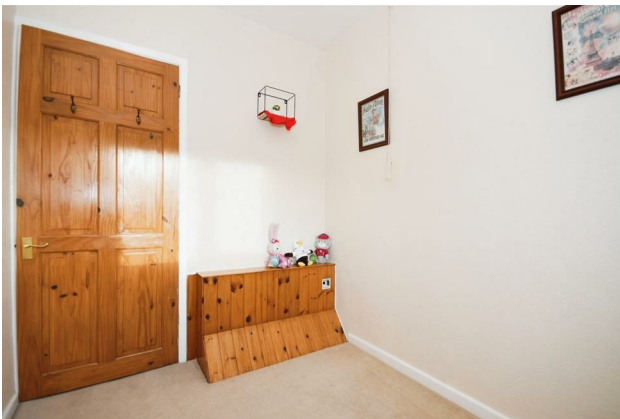




# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

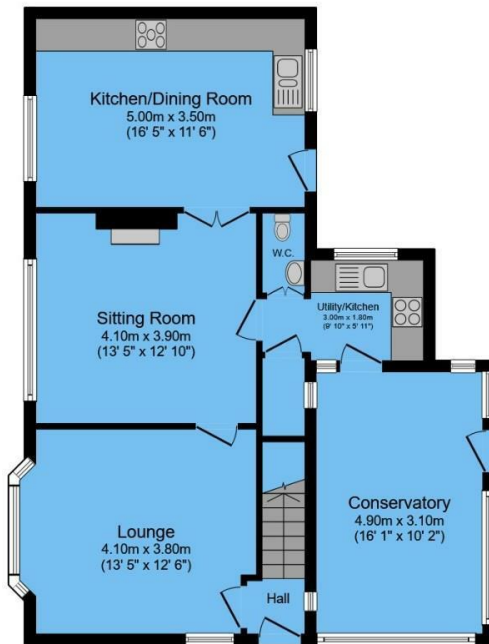
## Property Images



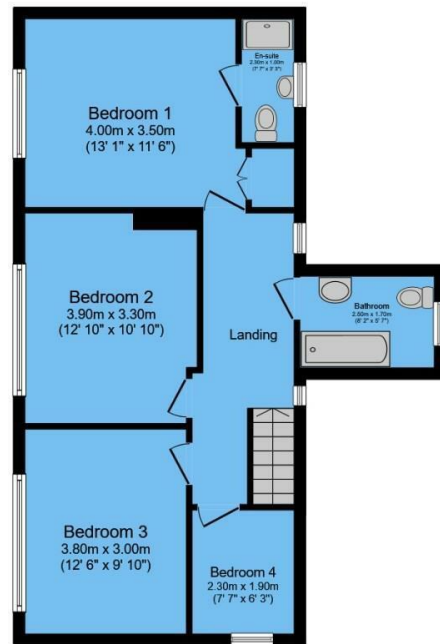


# HUNTERS®

HERE TO GET *you* THERE



**Ground Floor**



**First Floor**


Total floor area 139.6 m<sup>2</sup> (1,503 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).

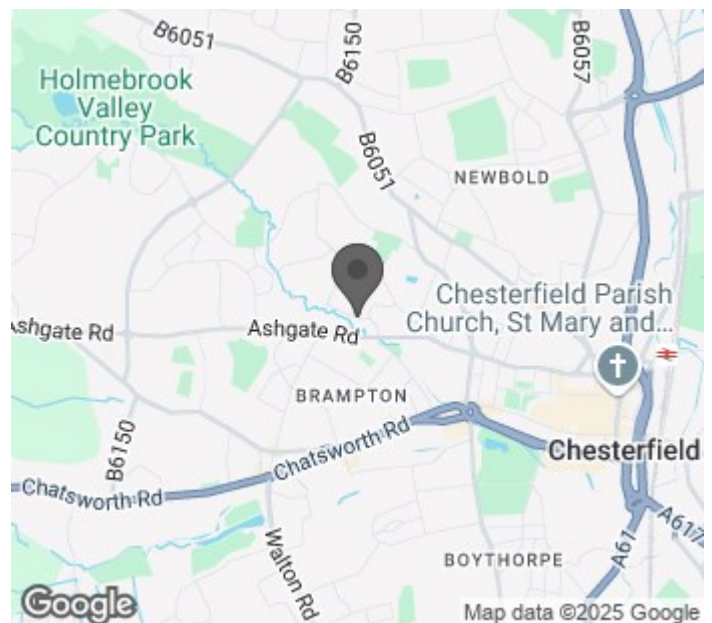
Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC

### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>62</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Map



## Summary

SUPERB, FOUR BEDROOM DETACHED FAMILY HOME ON A PRIVATE CORNER PLOT (approx. 1500 sq ft of accommodation). Situated in a highly sought-after location, Ashgate Valley Road offers the perfect blend of peaceful living and convenience.

Located in Ashgate, close to Chesterfield Town Centre, local amenities & with-in catchment area of superb Primary & Secondary schools. Ashgate, to the West side of Chesterfield has easy access to the Peak District & close to the hub of Chatsworth Road shops, pubs & restaurants.

The property benefits from the entrance hall, two generous reception rooms (one with a bay window), ideal for both family gatherings and entertaining, along with a bright and airy conservatory that opens onto the garden. There is a spacious fitted kitchen / diner plus a further utility room and WC.

This detached family home boasts four spacious bedrooms, including a master with an en suite, providing ample room for a growing family, and a well-appointed three piece suite family bathroom.

The driveway offers parking for multiple vehicles, while the detached garage provides additional storage or workspace.

This is a must-see property for those seeking a comfortable and well-connected family home in a desirable area - INTERNAL INSPECTION ESSENTIAL.

Call Hunters to book your viewing now!

Freehold, Tax Band C, EPC Rating D.

• EFFECTIVELY EXTENDED FAMILY HOME • GARDENS FRONT, SIDE & REAR • DRIVEWAY AND GARAGE • 2 RECEPTION ROOMS • SPACIOUS KITCHEN • 4 BEDROOMS • 2 BATHROOMS • CALL HUNTERS NOW



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email: [Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.co>

