



50 Highland Road, New Whittington, Chesterfield, S43 2EZ

- Superb detached 3 bed bungalow
- Entrance hall, Fitted Kitchen
- Large L shaped Lounge with arch through to Dining Area. Conservatory with views over the garden
- Gas central heating & uPVC double glazed
- Great village location - close to canal & countryside walks & easy access to amenities
- MUST BE SEEN - a plot with views over private woodland & nature area
- Modern shower room
- 3 bedrooms, 2 with fitted wardrobes
- AVAILABLE NOW TO VIEW
- NO CHAIN (probate awaited)

Offers In The Region Of £305,000

HUNTERS®
HERE TO GET *you* THERE

Offered with no upward chain is this delightfully presented and positioned three bedroom detached bungalow without outstanding private views to woodlands at the rear.

Located in the New Whittington village, with great access to Eckington, Sheffield, Chesterfield and M1. Close by our public transport links, junior and senior schools, village shops, canal and countryside walks.

The plot simply has to be seen, so arrange your viewing with Hunters today!

The spacious property comprises an entrance hall which gives access to all rooms. A fitted kitchen with space for all the appliances you need.

There is an L shaped lounge dining room with conservatory off that has superb views over the garden towards the woodland area.

There are three bedrooms, two having built-in wardrobes.

The modern bathroom comprises a large walk-in shower, WC and wash hand basin.

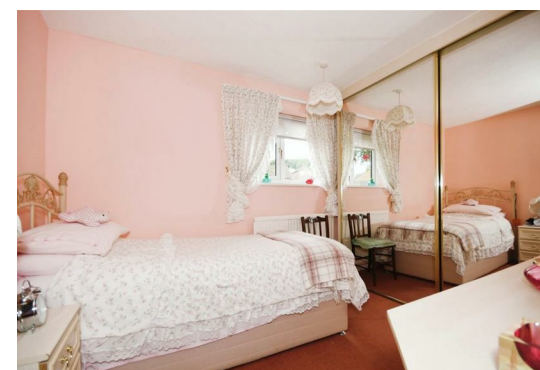
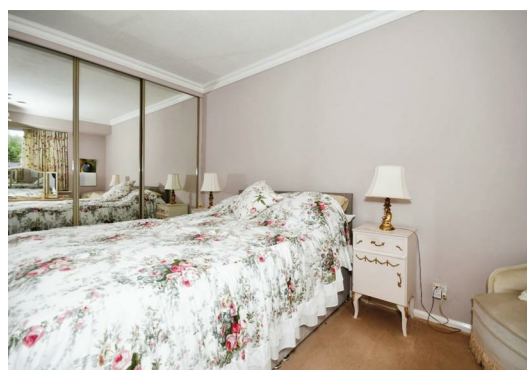
Externally, the property benefits from a large driveway providing parking for several vehicles and giving access to the single detached garage. Delightful gardens are to the front and to the rear.

At the bottom of the garden steps lead down to an additional garden area of wildflowers and woodland.

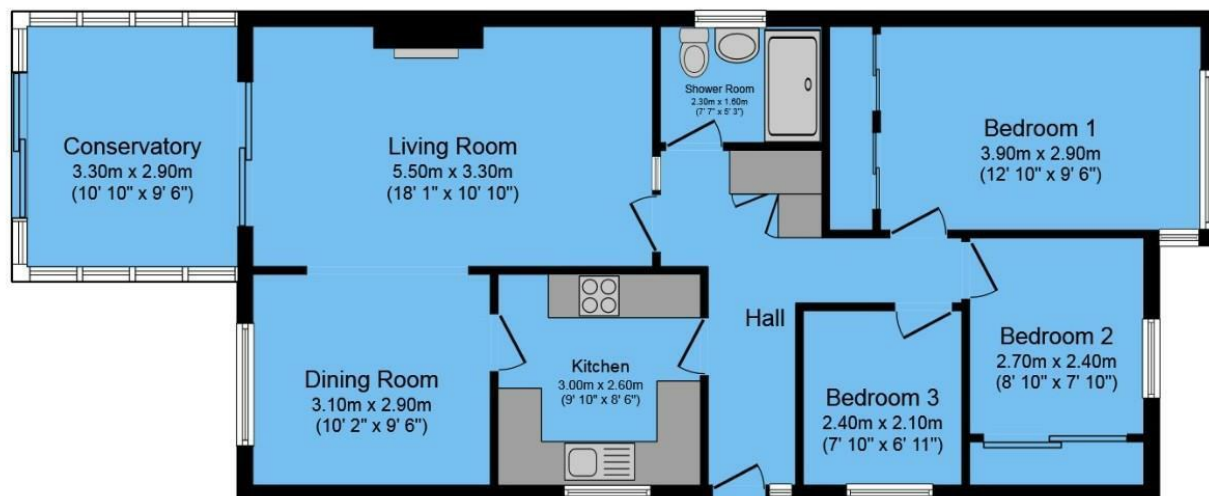
Gas central heating and UPVC double glazed.

Call Hunters to book your viewing now!

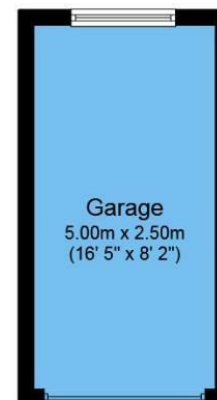
Freehold, Tax Band C, EPC Rating D.







Floor Plan



Garage

Total floor area 102.1 sq.m. (1,099 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		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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

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