



## 235 Nethermoor Road, Wingerworth, Chesterfield, S42 6LW

- EXTENDED DETACHED HOUSE
  - VIEWS TO REAR
  - 3 DOUBLE BEDROOMS
  - PRIVATE REAR GARDEN
- GREAT FAMILY HOME
  - BAY WINDOWED LOUNGE
  - JACUZZI BATH
  - CALL HUNTERS NOW

**Guide Price £325,000 - £350,000**

**HUNTERS®**

HERE TO GET *you* THERE

**\*\*GUIDE PRICE £325,000 - £350,000\*\***

**EXTENDED, WITH OPEN FIELD VIEWS TO THE REAR, is this THREE DOUBLE BEDROOM DETACHED HOUSE, situated in Wingerworth.**

**SUPERB, SOUGHT AFTER location, a convenient walk to Hunloke Park Primary & Preschool, within the catchment area of Deer Park School, ideal for commuter links, M1 access J29, close to local amenities, pubs & country walks!**

Downstairs, this property comprises of a spacious lounge with bay window, dining room which opens into the kitchen, a study, WC, and a stepladder down to the cellar.

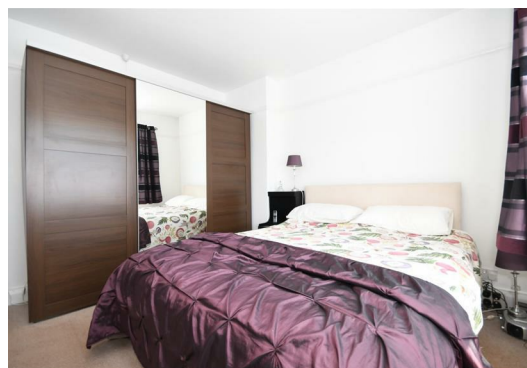
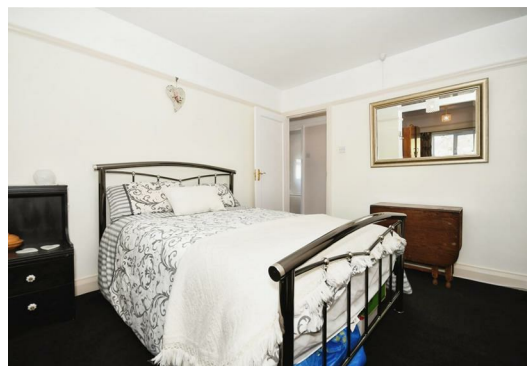
Upstairs, there are three double bedrooms, a part-tiled bathroom with jacuzzi bath, and a separate toilet.

Gas central heating (combi boiler) and uPVC double glazed windows.

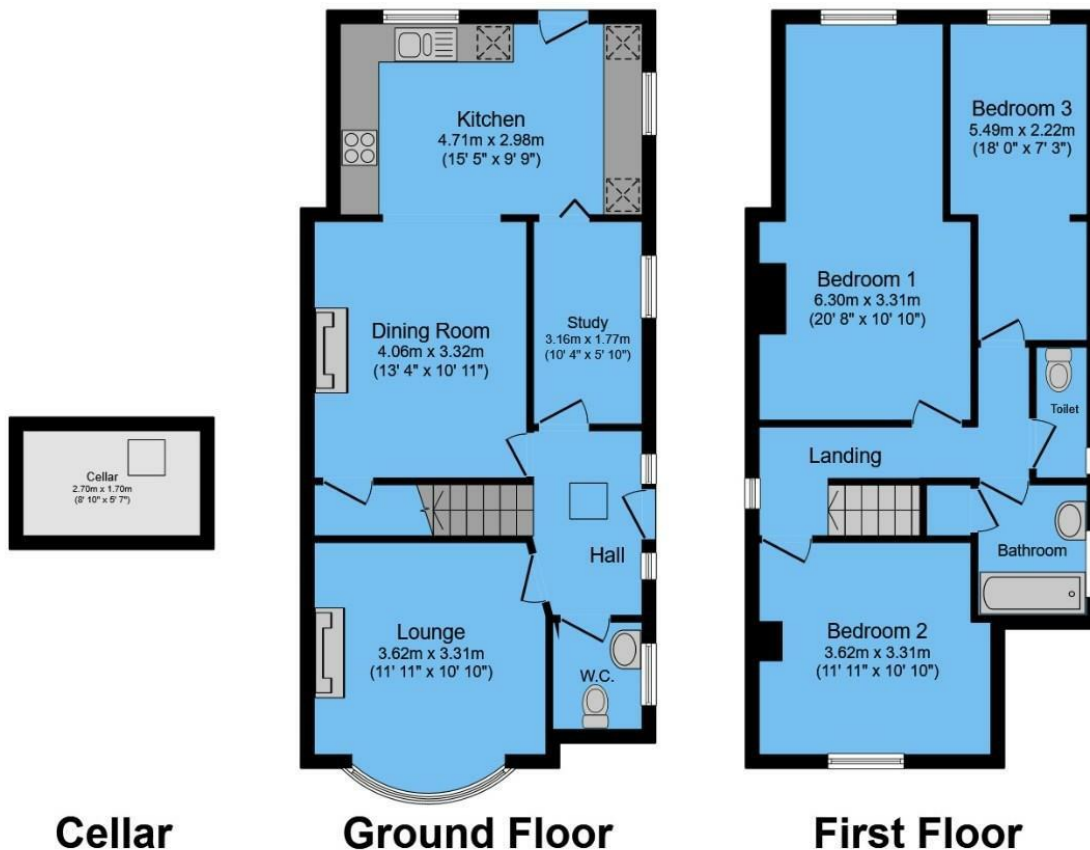
Private, enclosed rear garden with open field views. Garden at the front as well as ample driveway parking and a detached garage.

If you want to put your own stamp on to this property, call Hunters to view now!

Freehold, Tax Band C, EPC Rating D.







Total floor area 115.9 m<sup>2</sup> (1,248 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) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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

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