



120 Newbridge Lane, Old Whittington, Chesterfield, S41 9JF

- GREAT FAMILY HOME
- NO UPWARD CHAIN
- SPACIOUS MODERN KITCHEN/BREAKFAST ROOM
- THREE DOUBLE BEDROOMS
- SEPARATE LOUNGE, DINING ROM
- LANDSCAPED REAR GARDEN & SHED
- ELECTRIC GATE ACCESS
- CALL HUNTERS NOW

Offers In The Region Of £300,000

HUNTERS®
HERE TO GET *you* THERE

SUPERB DETACHED FAMILY HOME... This fantastic THREE Double Bedroomed Detached Family Home is available immediately without any upward chain!

OFFERED WITH NO CHAIN

Built in 2011, and offers 1148 Sq. Ft. of tastefully appointed accommodation which includes a generous full depth Lounge, separate Dining Room and Kitchen Breakfast Room. The property has many extra features.

Situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

Central Heating new gas boiler 2018, extra large Emerson, under floor heating to flagstone floor in kitchen dining areas plus uPVC double glazing.

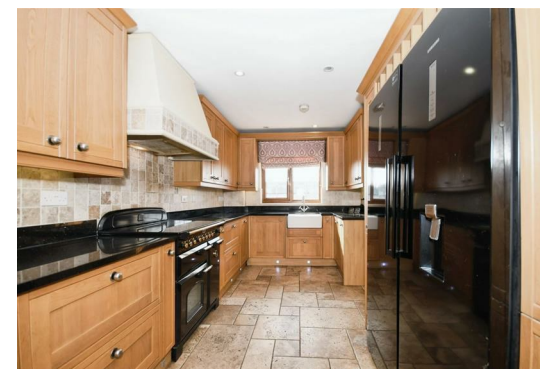
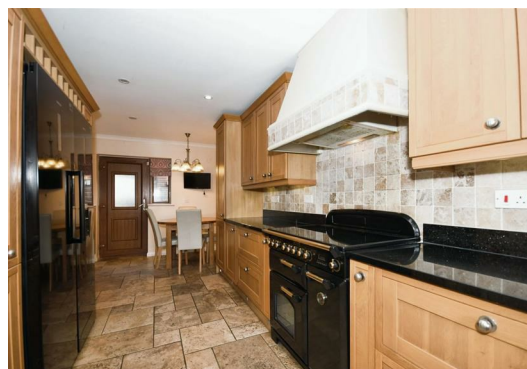
The accommodation comprises: Entrance Hall, Cloakroom/WC, Dual Aspect Living Room, Separate Dining Room, Full Depth Breakfast Kitchen, Three Double Bedrooms and Family Bathroom and lots of extra storage cupboards and extras.

To the front of the property, electric gates give access onto a generous block paved drive providing ample Off Street Parking and two outside taps.

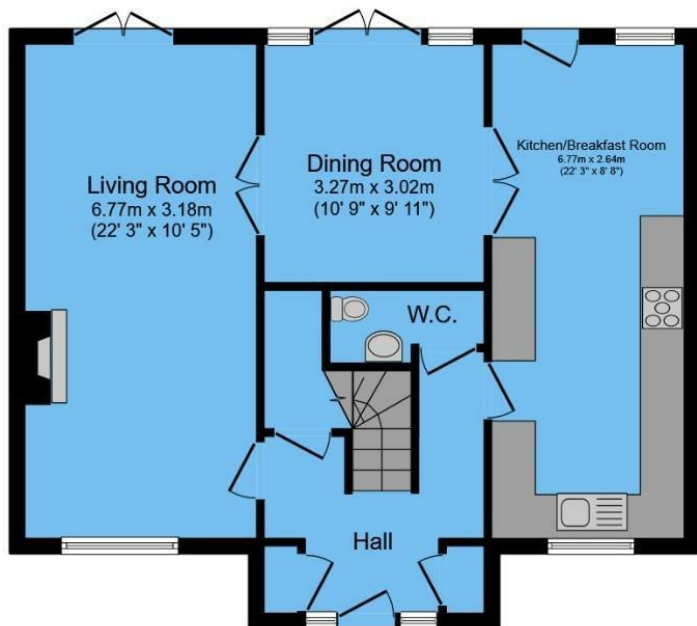
The rear garden is also landscaped and comprises a natural slate patio and raised decked area. With a large wooden outbuilding for storage with power, lights, desk and good shelving.

MUST BE SEEN - call Hunters today.

Freehold, Tax Band D, EPC Rating C.







Ground Floor

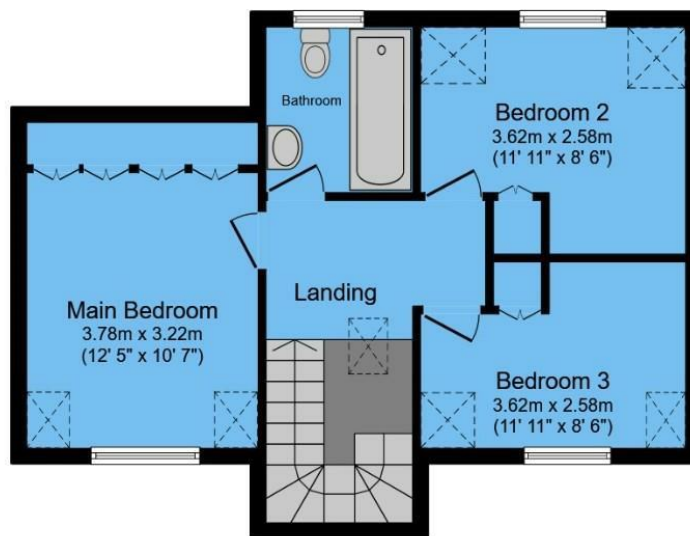
Total floor area 114.3 m² (1,230 sq.ft.) approx

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.



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		
(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

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86

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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>