

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**600 Derby Road, Wingerworth, Chesterfield, S42 6LY**

**Offers In The Region Of £400,000**





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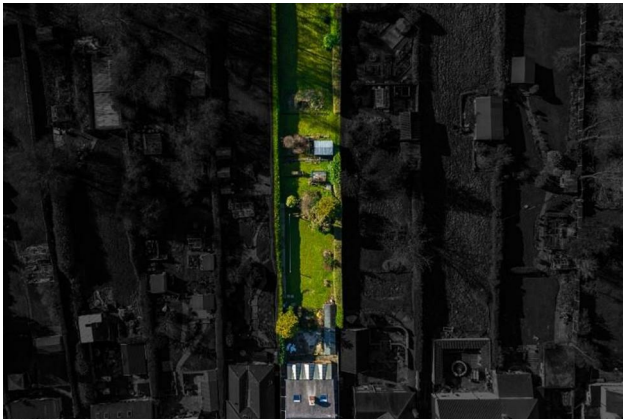
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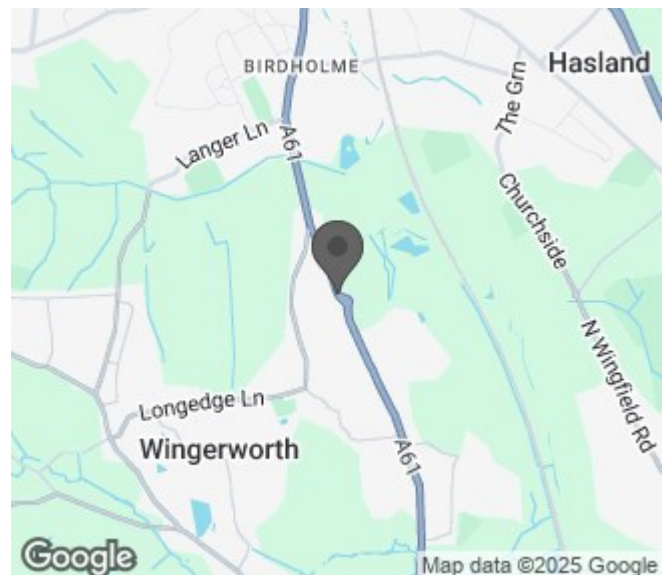


TOTAL AREA: 142.26 m²

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### 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>		<b>76</b>
(55-68) <b>D</b>	<b>53</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	



DECEPTIVELY SPACIOUS, THREE BEDROOM DETACHED BUNGALOW ACCROSS THE ROAD FROM THE AVENUE NATURE RESERVE.

Situated on a large plot in the highly desirable area of Wingerworth - a superb location. The property is perfectly positioned just a short walk from Hunloke Park Primary & Preschool, making it a fantastic choice for families with young children. Commuters will appreciate the easy access to the M1 at Junction 29, while the local amenities, pubs, and scenic country walks are all just moments away.

As you step inside, you'll be greeted by a welcoming hallway that leads to the spacious lounge, complete with a bay window offering lovely open views. The separate dining room is perfect for family meals or entertaining guests, while the fitted breakfast kitchen provides ample space for cooking and dining. A generous conservatory at the rear of the property adds to the space and offers a tranquil spot to relax and enjoy the garden views.

The bungalow features a downstairs bedroom, ideal for guests or those who prefer single-level living, along with a modern three-piece bathroom suite.

Upstairs, you'll find two further spacious bedrooms, both offering plenty of natural light and space, and a well-appointed three-piece shower room.

Additional benefits of this home include gas central heating and uPVC double-glazed windows throughout, ensuring comfort and efficiency.

Outside, the property boasts a large rear garden ideal for growing home produce. With a patio area, perfect for enjoying outdoor activities or al fresco dining. There is large purpose built sheds which make useful storage or can be adapted for home work space.

To the front, a long driveway leads to a detached garage, offering ample off-road parking and additional storage space.

This is a fantastic opportunity to own a spacious family home in a highly sought-after location. Don't miss out – make this property yours today!

Offering potential for further development / extension (subject to planning)

• LARGE PLOT • LONG DRIVEWAY AND GARAGE • LOUNGE WITH OPEN VIEWS • FITTED BREAKFAST KITCHEN • THREE GOOD SIZED BEDROOMS • TWO BATHROOMS • SPACIOUS REAR GARDEN • CALL HUNTERS NOW • Freehold | Tax Band D • EPC Rating E