



Park Hall Avenue, Chesterfield
, S42 7LR

Guide Price £700,000



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Park Hall Avenue, Chesterfield

DESCRIPTION

****GUIDE PRICE OF £700,000 TO £725,000****

Located in one of the most desirable suburbs to the west Chesterfield is this fully refurbished and extended 4/5 bedroom detached executive family home. During 2024, the property has gone through a substantial redevelopment and is brand new on the inside. Its also had a substantial extension making this one of the largest home on the street.

The local builder who has redeveloped the property has gone to great lengths to make sure this property is finished to a very high standard that includes top of the range Howden kitchen and luxurious Ultimate fitted bathrooms with exceptional tiling!

Fully rewired with additional CAT 5 points in every room, brand new heating system with 2 Nest controlled zones and delightful external lighting! New windows, external doors, bi fold doors.

Internally the property is decorated and new flooring - again to a high spec. WE DONT ENVISAGE THIS PROPERTY TO HANG AROUND FOR LONG - so view today!

The accommodation starts with a large welcoming entrance hall providing access to all the ground floor accommodation. A large yet light and airy family lounge with vaulted ceiling has a log burner providing an excellent space for family life. Opening through to the modern kitchen - with all that you would expect! Integrated appliances, ample storage and breakfast bar. The dining area has bifold doors opening onto the canopied patio area that leads onto the lawned & enclosed garden.

Additionally on the ground floor is the snug with feature fireplace and bi-fold doors opening to the rear and a separate dining room that could also be a 5th bedroom.

There are 2 family bathrooms, one on the ground floor and one on the first floor. Modern design with contemporary tiling.

On the first floor are 4 bedrooms, the primary having its own en suite .All bedrooms have far reaching views to countryside hills.

Externally there is lots of space for parking, patio areas and space for additional outside amenities.



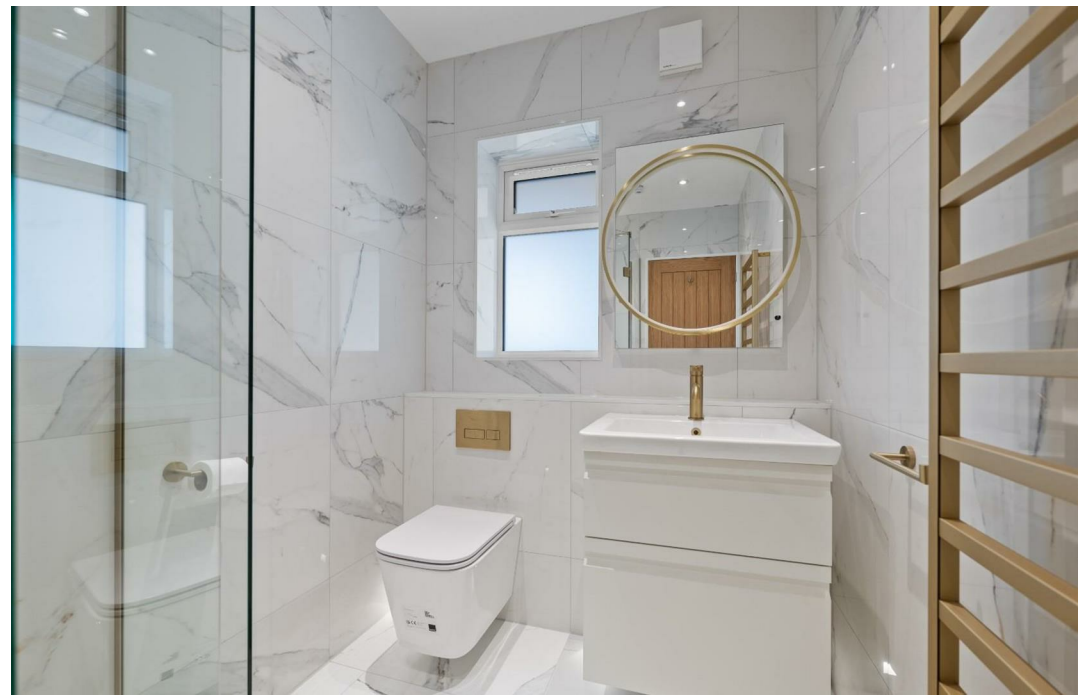
ADDITIONAL INFORMATION

The potential 5th bedroom has been planned as a possible area to be used for elderly or disabled relatives having wider doors for wheelchair access with direct access onto the large patio.

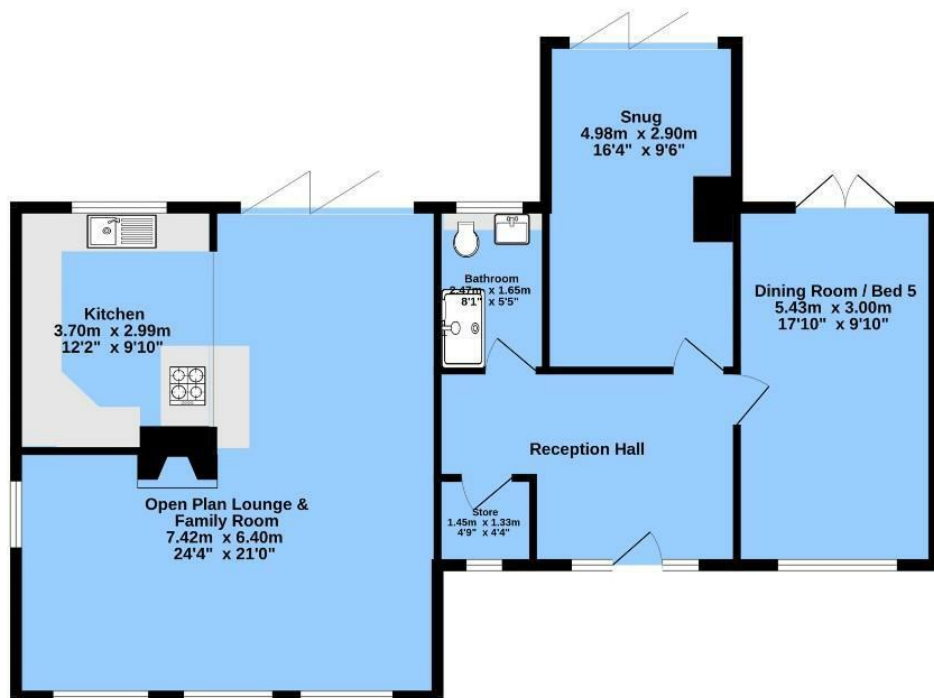
The large patio has a covered area with a roof lantern for outside dining.

The property has stunning views towards the nearby Peak District .

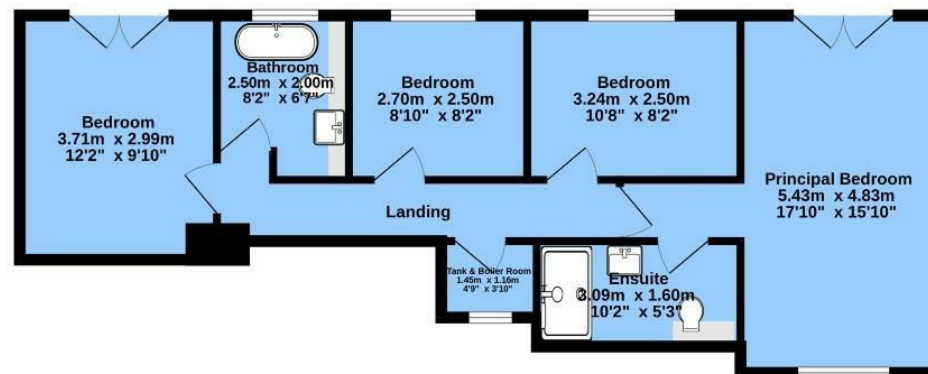




GROUND FLOOR
94.1 sq.m. (1013 sq.ft.) approx.



1ST FLOOR
60.9 sq.m. (655 sq.ft.) approx.



TOTAL FLOOR AREA : 155.0 sq.m. (1668 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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 	

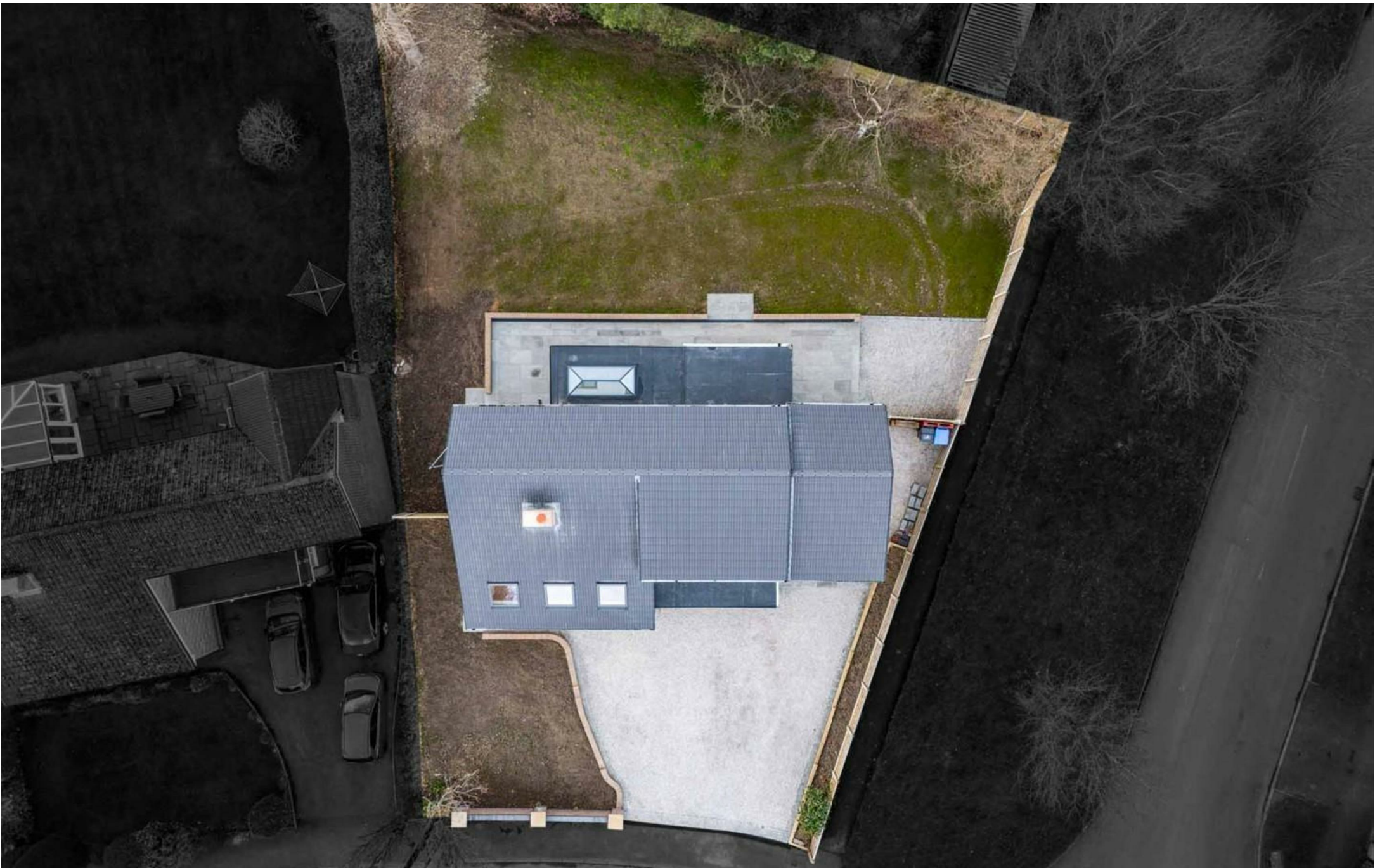
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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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