



15 Martindale Close, Staveley, Chesterfield, S43 3TY

- THREE STOREY HOME
- SPACIOUS LOUNGE
- TWO BATHROOMS
- GARAGE AND DRIVEWAY
- KITCHEN DINER
- FOUR GOOD SIZED BEDROOMS
- LANDSCAPED REAR GARDEN
- CALL HUNTERS NOW

Guide Price £220,000 - £230,000

HUNTERS®

HERE TO GET *you* THERE

GUIDE PRICE £220,000 TO £230,000

Welcome to this MODERN, THREE STOREY, FOUR BEDROOM END TOWN HOUSE. Situated at the head of the cul de sac!

Located in Staveley, for good access to local amenities, Poolsbrook Country Park, schools & Chesterfield Town Centre the property is also well placed for the M1 J29A & 30.

On the ground floor, you will find the entrance hall, an open plan modern kitchen diner which opens out to the rear garden, and a WC.

To the first floor is the spacious lounge, a double bedroom, and a tiled three piece suite family bathroom.

On the second floor, there are three good sized bedrooms, the main bedroom benefitting from a three piece suite shower room en suite.

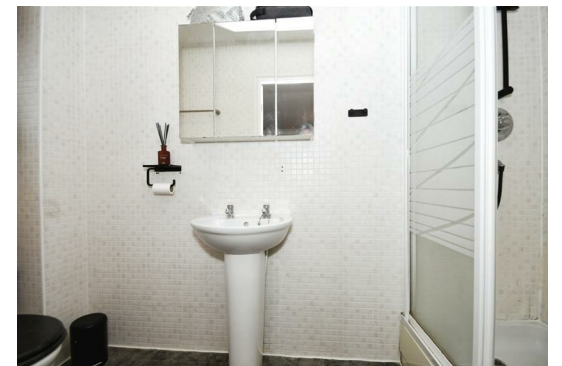
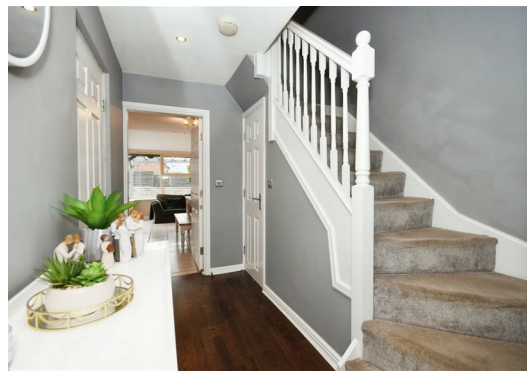
Gas central heating (brand new combi boiler fitted 02/25) and uPVC double glazed windows.

At the rear there is a good size enclosed, LANDSCAPED rear garden with decking, lawn, pergola & miniature deck used for hot tub.

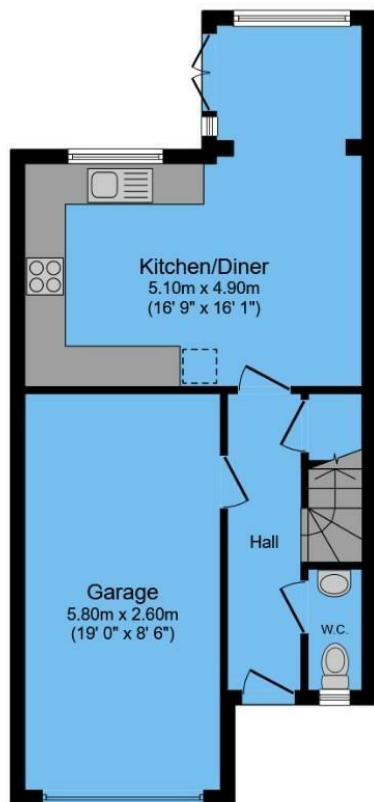
Integral single garage and double driveway at the front.

Call Hunters to make this your new family home now!

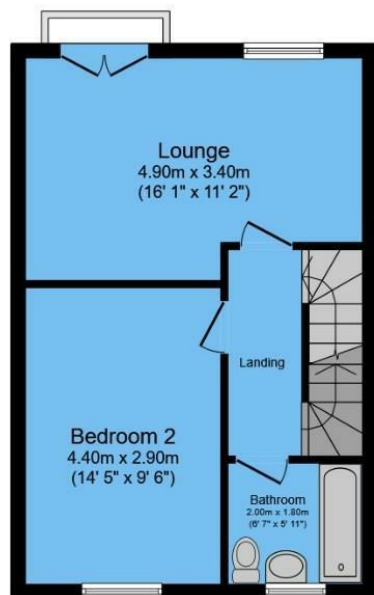
Freehold, Tax Band C, EPC Rating C.



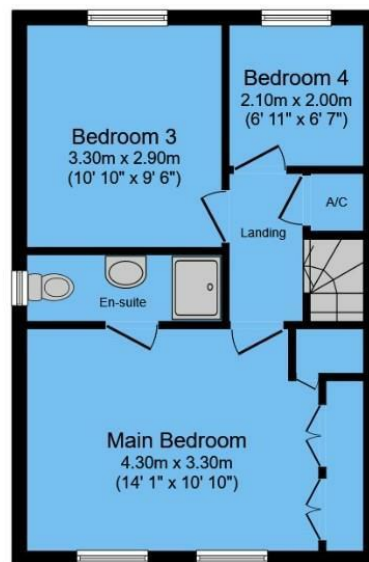




Ground Floor



First Floor



Second Floor

Total floor area 141.7 m² (1,525 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
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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