



## 18a Mill Crescent, Wingerworth, Chesterfield, S42 6NN

- NO UPWARD CHAIN
- LARGE LOUNGE
- MODERN SHOWER ROOM
- DRIVEWAY AND GARAGE
- GREAT PLOT SIZE
- 3 GOOD SIZED BEDROOMS
- SPACIOUS REAR GARDEN
- CALL HUNTERS NOW

**Guide Price £300,000 - £325,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*\*GUIDE PRICE OF £300,000 TO £325,000\*\***

This immaculately presented, NO CHAIN THREE BEDROOM DETACHED BUNGALOW is located in a superb and highly sought-after location in Wingerworth, offering a blend of convenience and tranquility. Situated at the head of a peaceful cul-de-sac, this property is just a short walk to Hunloke Park Primary & Preschool, making it an ideal home for families. It also offers easy access to local amenities, including pubs, shops, and beautiful country walks, perfect for those who enjoy outdoor pursuits. Commuters will benefit from excellent transport links with M1 access at Junction 29 just a short drive away.

The spacious accommodation comprises a large lounge with a bay window, providing plenty of natural light and a welcoming atmosphere. The kitchen offers ample space for cooking and storage, while the spacious hallway leads to three well-proportioned bedrooms, each offering a comfortable living space. The property also features a modern three-piece suite shower room for added convenience.

Additional highlights include gas central heating (with a combi boiler) and uPVC double-glazed windows, ensuring warmth and efficiency throughout the year.

Step outside to discover a large enclosed rear garden, a fantastic outdoor space that must be seen to be fully appreciated – perfect for relaxing or entertaining. The resin driveway offers off-road parking for multiple vehicles, leading to an attached garage and utility area for added storage and practicality.

This property offers a fantastic opportunity to live in a desirable area with excellent amenities and transport links. Don't miss out on the chance to make this wonderful bungalow your new home. Contact Hunters today to arrange a viewing!

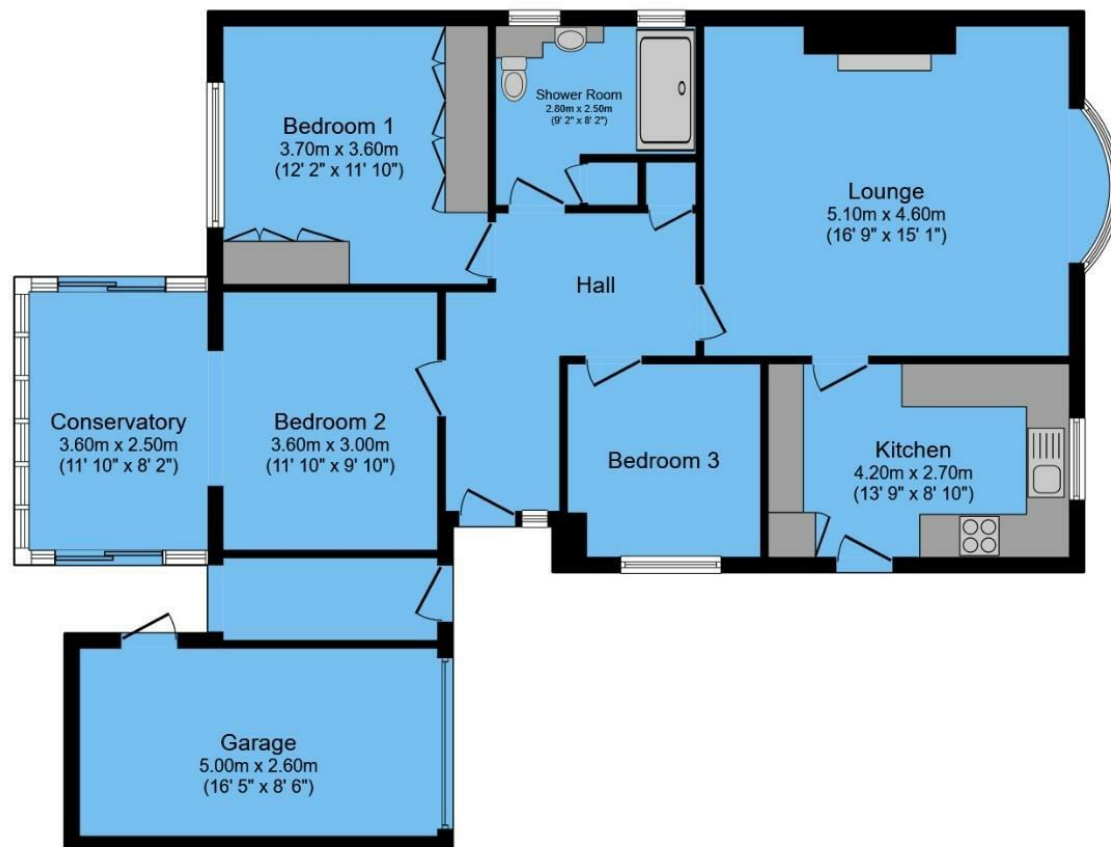
Freehold, Tax Band C, EPC Rating D.











## 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

Total floor area 113.7 sq.m. (1,224 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.



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