

# HUNTERS®

HERE TO GET *you* THERE

## 41 High Street, New Whittington, Chesterfield, S43 2DX

Offers In The Region Of £260,000





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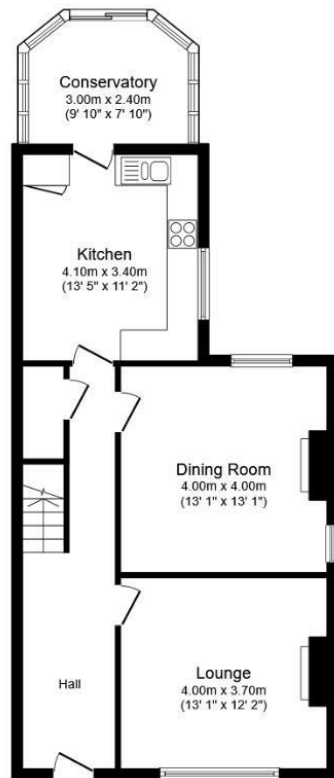


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**Ground Floor**

Floor area 67.6 sq.m. (727 sq.ft.)



**First Floor**

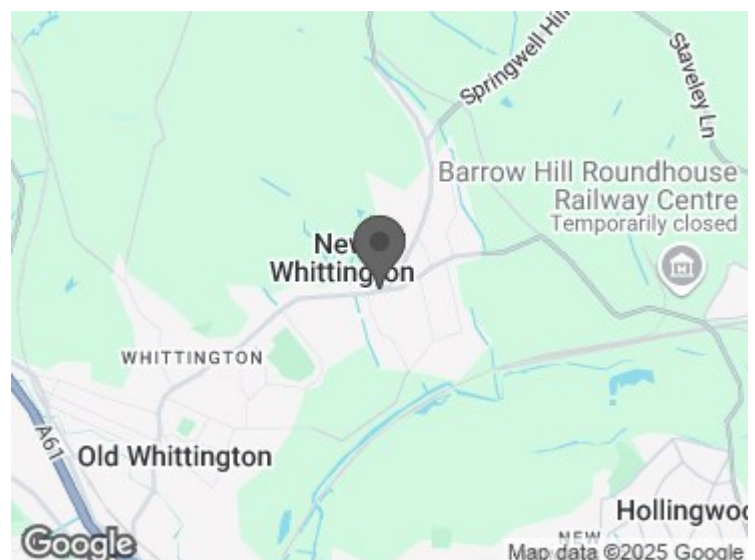
Floor area 60.8 sq.m. (654 sq.ft.)

**Total floor area: 128.3 sq.m. (1,382 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	



FAMILY, FOUR BEDROOM SEMI DETACHED HOUSE WITH NEARLY 1,400 SQUARE FEET OF ACCOMODATION - BACKING ONTO FIELDS & COUNTRYSIDE VIEWS.

Situated, the North side of Chesterfield - New Whittington - has it's own local amenities including shops, hairdressers, butchers, pharmacy & more, catchment area for New Whittington Primary schools & Whittington Green Secondary, within walking distance of the wonderful Chesterfield Canal & yet easy access to Sheffield, Dronfield & M1 J29.

Outside sees new resin driveway parking for multiple vehicles - BEAUTIFULLY LANDSCAPED REAR GARDEN with patio, lawn, raised decked area with pergola & shed with electric.

Internally, the very well presented home comprises:- stunning large entrance hall, lounge, dining room, modern breakfast kitchen / diner (having two new designer radiators & integrated cooker) with conservatory off.

On the first floor are the four very well proportioned bedrooms (three doubles & a single) & the four piece, tiled family bathroom in white.

Gas central heated (Vaillant Combi Boiler) & uPVC double glazed.

| FREEHOLD | COUNCIL TAX BAND B |

VIEWING IS A MUST - CALL HUNTERS TO VIEW - BOOK NOW!

- STUNNING FAMILY HOME • LANDSCAPED GARDENS • BACK ONTO FIELDS • FOUR BEDROOMS • SEMI DETACHED HOUSE • VIEW NOW