

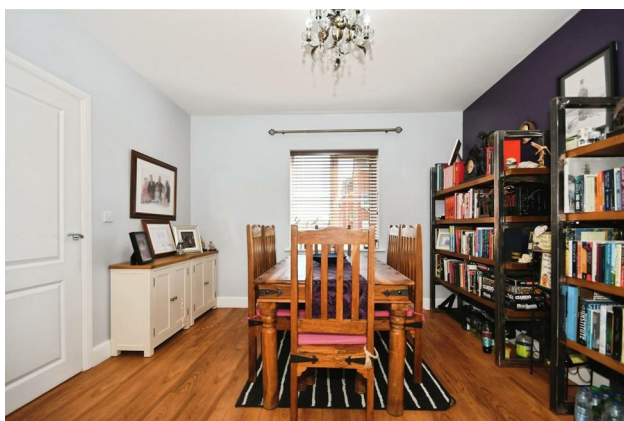
# HUNTERS®

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**7 Manor House Court, Stonegravels, Chesterfield, S41 7GY**

**Guide Price £350,000 - £360,000**

## Property Images

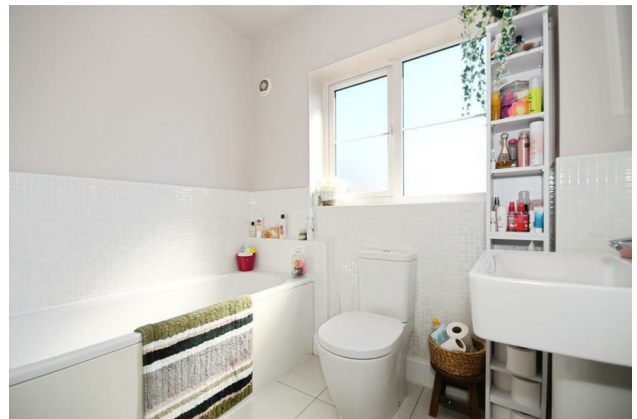




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## Property Images

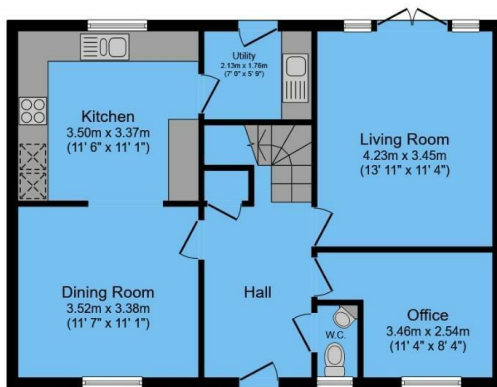




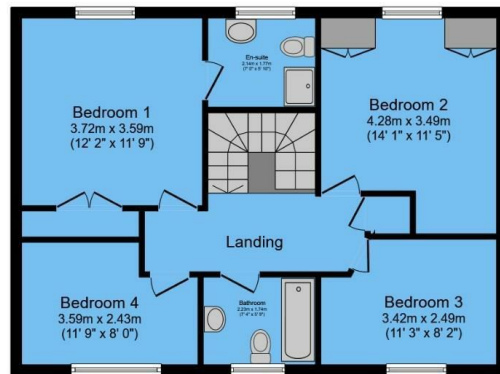
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## Property Images



Ground Floor




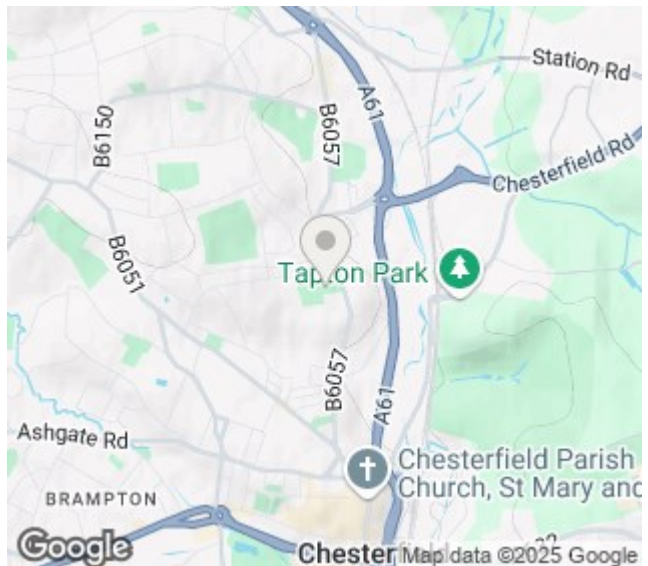
First Floor

Total floor area 129.4 sq.m. (1,393 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>79</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	



**\*GUIDE PRICE OF £350,000 TO £360,000\***

Nestled in the highly convenient and sought-after area of Stonegravels, this beautifully presented **FOUR BEDROOM DETACHED FAMILY HOME** offers generous living space, modern features, and excellent access to a wide range of local amenities and commuter links.

Perfectly positioned just off Sheffield Road, the property is within easy reach of everything Chesterfield has to offer – including The Glass Yard's modern retail and leisure facilities, a variety of independent shops such as pharmacies, hairdressers, florists, and butchers, several supermarkets, Chesterfield FC Stadium, Chesterfield Canal, and Chesterfield Town Centre. Chesterfield Train Station, Chesterfield College, and M1 Junction 29 are also easily accessible, making this an ideal home for commuters and families alike.

As you step inside, you're welcomed into a spacious entrance hallway that leads to a bright and airy lounge with air conditioning – perfect for relaxing all year round. The modern fitted kitchen seamlessly opens into the dining room, creating a fantastic open-plan space ideal for family meals and entertaining. A separate utility room, dedicated office, and a ground floor WC further enhance the practicality of this superb family home.

Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with a stylish three-piece en suite shower room, and a modern family bathroom with a three-piece suite.

Externally, the home enjoys a generous rear garden with a patio area, perfect for outdoor dining and entertaining. To the front, there's driveway parking for multiple vehicles and a detached garage, providing ample storage and further flexibility.

This is a fantastic opportunity to acquire a spacious, well-located family home in a thriving area. Early viewing is highly recommended.

Freehold, approx £150 per annum service charge for maintenance of the estate, Tax Band D, EPC Rating C.

**• SPACIOUS DETACHED FAMILY HOME • LOUNGE WITH AIR  
CONDITIONING • FITTED KITCHEN AND DINING ROOM • FOUR WELL  
PROPORTIONED BEDROOMS • FAMILY BATHROOM • GOOD SIZED REAR  
GARDEN WITH PATIO • DRIVEWAY AND DETACHED GARAGE • CALL HUNTERS  
NOW**