

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

31 Davids Drive, Wingerworth, Chesterfield, S42 6TT

- NO UPWARD CHIN
- SPACIOUS LOUNGE DINER
- BATHROOM WITH SEPARATE WC
- DRIVEWAY PARKING
- READY TO PUT YOUR OWN STAMP ON TO
- THREE GOOD SIZED BEDROOMS
- WELL MAINTAINED REAR GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £220,000



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HERE TO GET *you* THERE

NO CHAIN – A FANTASTIC OPPORTUNITY IN SOUGHT-AFTER WINGERWORTH!

Positioned in the heart of a SUPERB and HIGHLY DESIRABLE location, this three-bedroom semi-detached home offers the perfect blend of convenience, comfort, and potential. Within walking distance of Hunloke Park Primary & Preschool, close to local amenities, pubs, and scenic country walks, and just minutes from M1 J29, this property is ideal for families, professionals, and commuters alike.

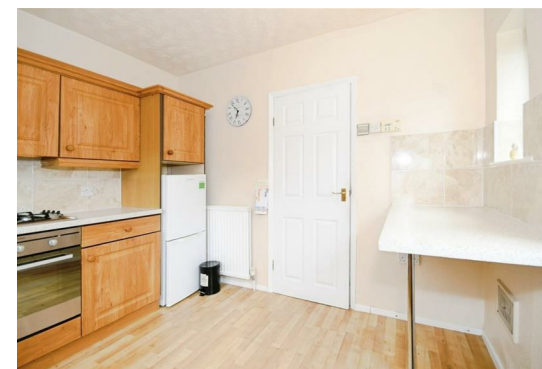
Step inside through the welcoming entrance hall and into the spacious open-plan lounge/diner, where a charming bay window adds character and natural light, while double doors lead seamlessly out to the generously sized rear garden—perfect for entertaining or relaxing. The kitchen offers a practical layout and scope for modernisation to suit your personal taste.

Upstairs, you'll find three well-proportioned bedrooms, one featuring another attractive bay window. A fully tiled family bathroom and a separate WC add convenience for busy households.

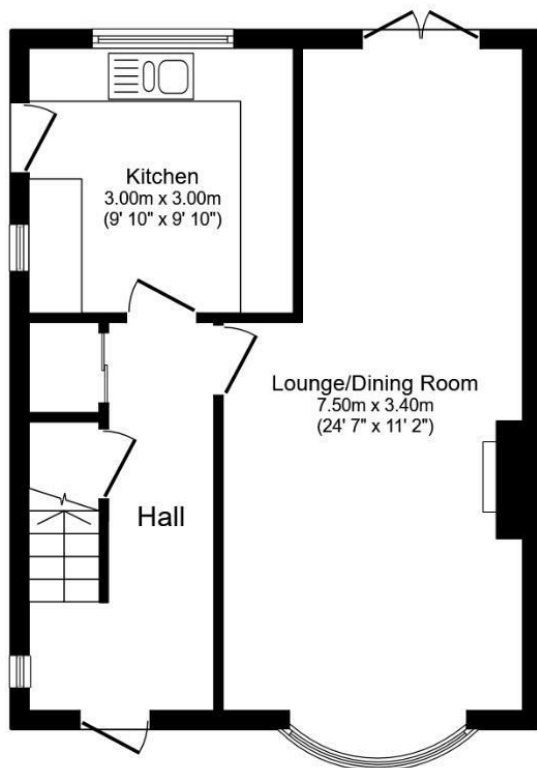
Externally, the property boasts a well-maintained rear garden and driveway parking for two vehicles to the front.

This is a perfect home to put your own stamp on—a solid property in a prime location, offered with NO ONWARD CHAIN. Don't miss this exciting opportunity, call Hunters now!

Freehold, Tax Band B, EPC Rating D.

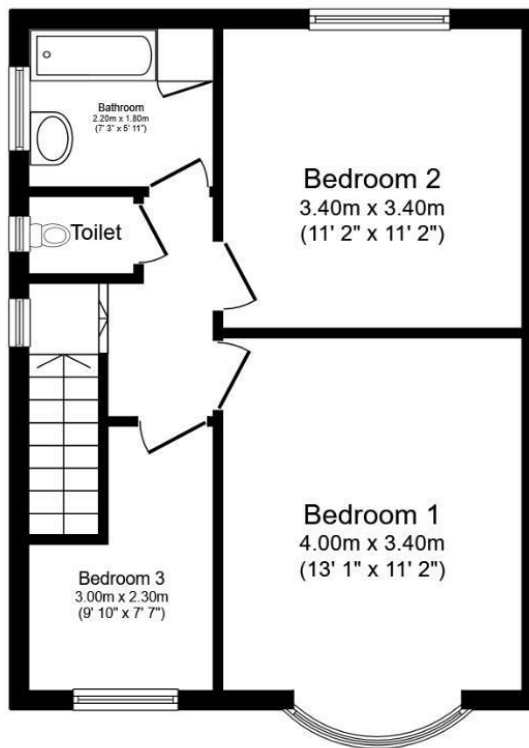






Ground Floor

Floor area 42.8 sq.m. (461 sq.ft.)



First Floor

Floor area 42.8 sq.m. (460 sq.ft.)

Total floor area: 85.6 sq.m. (922 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

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		84
(81-91) B		
(69-80) C		66
(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

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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>