



## 19 Wheatsheaf Way, Clowne, Chesterfield, S43 4FA

- NO UPWARD CHAIN
- OPEN PLAN LIVING SPACE
- EN SUITE PLUS FAMILY BATHROOM
- DRIVEWAY PARKING
- READY TO MOVE STRAIGHT INTO
- THREE GOOD SIZED BEDROOMS
- WESTERLY FACING REAR GARDEN
- CALL HUNTERS NOW

**Offers Over £250,000**

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



**ATTENTION BUYERS** - if you are looking for a modern property with all the mod cons - then look no further!

Offered with no upward chain.

Situated on a recently built, popular and modern estate is this 3 bedroom modern , on the outskirts of Clowne. Clowne has all the amenities you need, schools, shops etc - yet is minutes drive from M1 J30 - so ideal commuter town for Chesterfield, Sheffield & Worksop.

The property has been lovingly cared for - with improvements to flooring, patios & decorating. This makes it a latch key property - ready for you to move straight into with minimal expense.

**GROUND FLOOR** - entering the property there is an entrance hall with downstairs cloakroom. This opens to the open plan living kitchen, with hidden away utility area. The lounge area offers bifold doors opening onto the westerly facing garden. The kitchen boasts integrated appliances and ample space for a dining table & chairs.

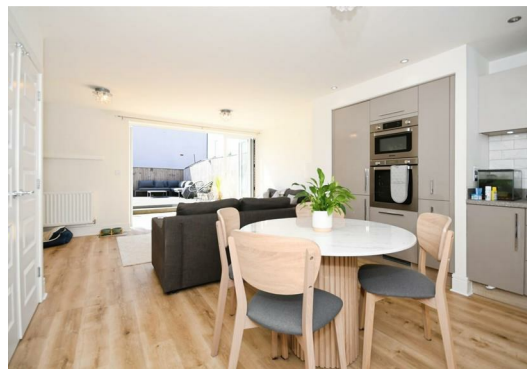
**FIRST FLOOR** - 3 good sized bedrooms with 2 bedrooms having fitted wardrobes. An en suite to the primary bedroom and a separate family bathroom.

uPVC double glazing and gas central heating.

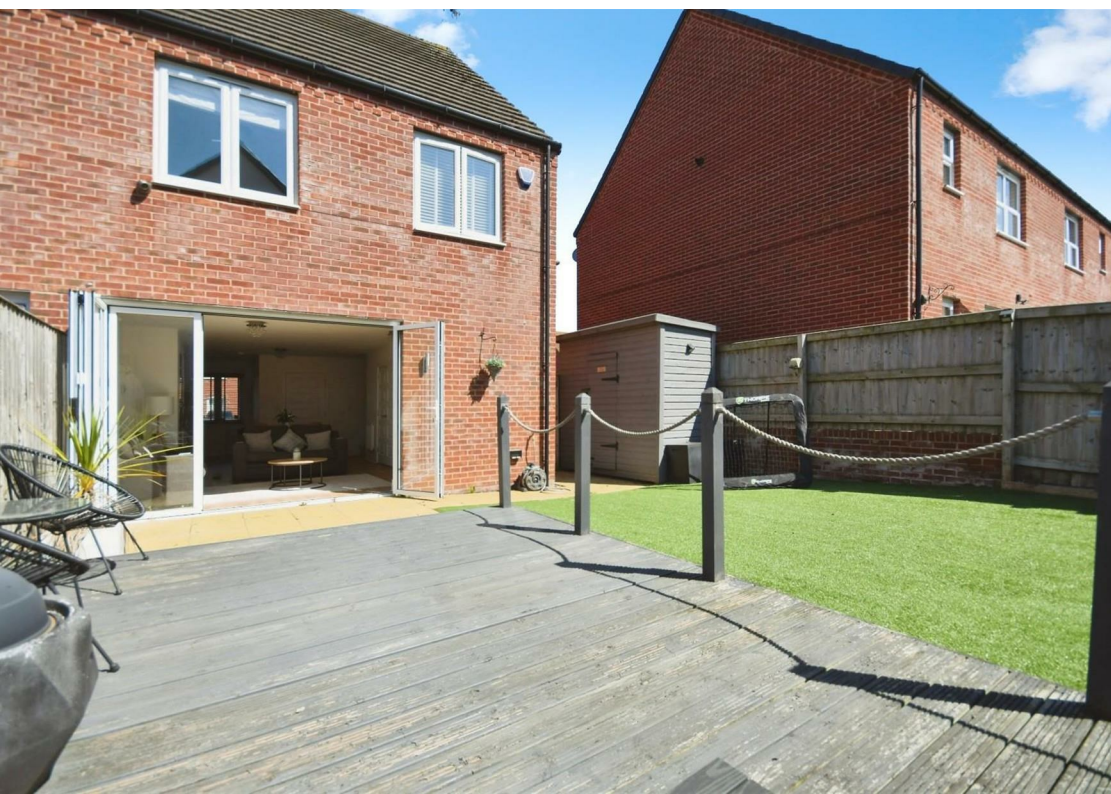
Driveway parking & WESTERLY FACING landscaped gardens.

**MUST BE VIEWED** - call Hunters today!

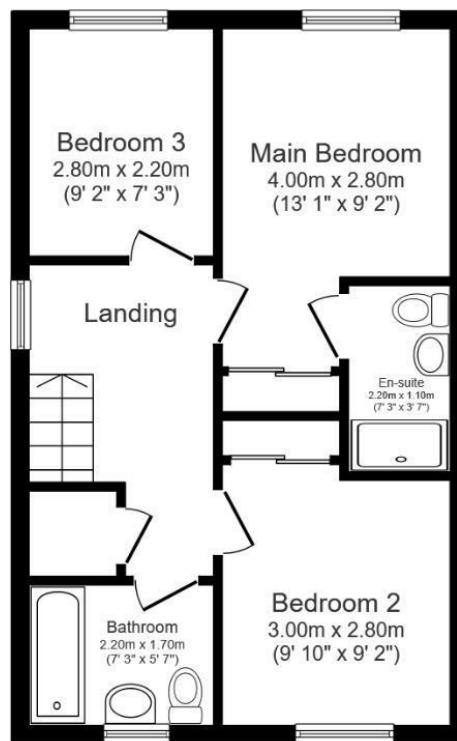
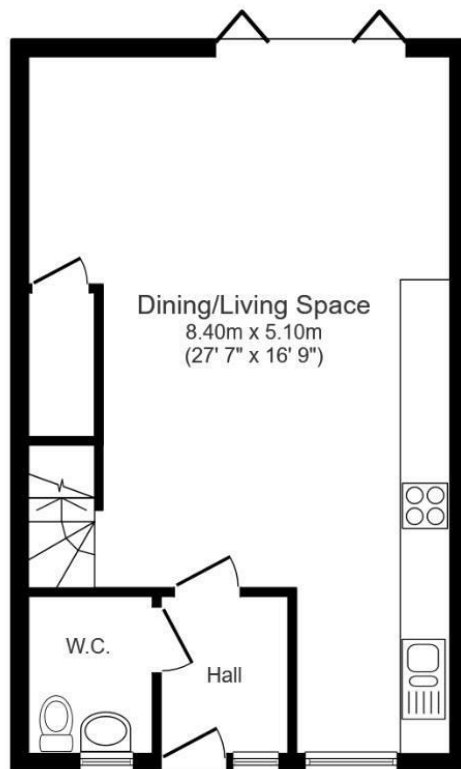
**FREEHOLD** but there is a ground maintenance fee of around £258.95 per annum via Gateway Property Management Ltd, Tax Band B, EPC Rating B.











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

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

Total floor area: 85.7 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](http://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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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	

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](mailto:Chesterfield@hunters.com) <https://www.hunters.com>