



11 Newbold Back Lane, Brockwell, Chesterfield, S40 4HF

- NO ONWARD CHAIN
- MODERNISED BY CURRENT OWNER
- SPACIOUS LOUNGE DINER
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- CALL HUNTERS NOW

Guide Price £200,000

HUNTERS®
HERE TO GET *you* THERE

No Chain – Modernised Three Bedroom Semi-Detached Home in Sought-After Brockwell Location

Offered with no onward chain, this beautifully presented three-bedroom semi-detached property is ideally located in the ever-popular area of Brockwell, making it perfect for families, first-time buyers, or investors alike.

Positioned within the catchment area for the highly regarded Outwood Academy Secondary School and Brockwell Primary School, and just a short walk from a range of local amenities, this home enjoys a superb location. The vibrant Chatsworth Road "Hub" is just a stone's throw away, offering a variety of restaurants, cafés, pubs, boutique shops, hairdressers, and more. Chesterfield Town Centre is also within easy reach, providing excellent transport links and further conveniences.

The property has been thoughtfully modernised by the current owners and is ready to move straight into.

Downstairs comprises a welcoming entrance hallway, a spacious lounge diner complete with bay window allowing in plenty of natural light, and a well-appointed kitchen overlooking the rear garden.

Upstairs, you'll find three generously sized bedrooms, along with three-piece family bathroom.

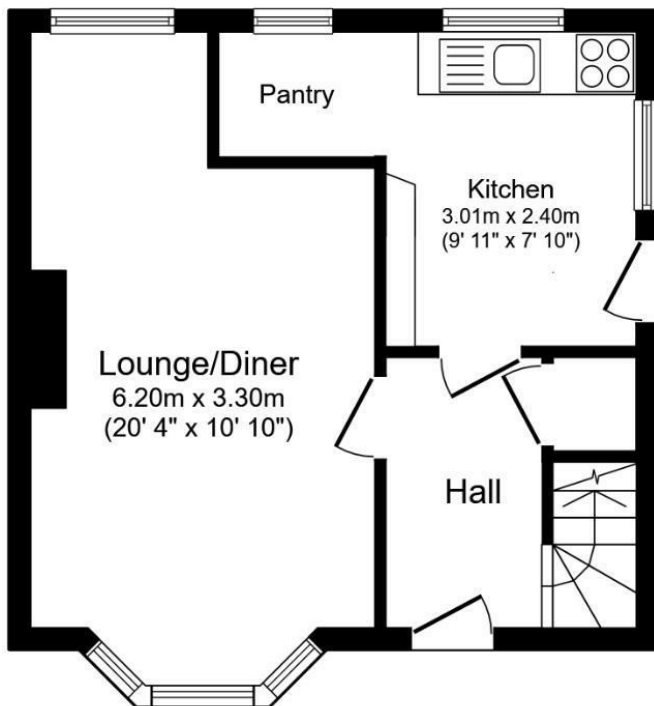
Outside, the home boasts a good-sized, enclosed rear garden, ideal for relaxing, entertaining, or family time in a private setting. Driveway parking to the front.

Early viewing is highly recommended, call Hunters to view now!

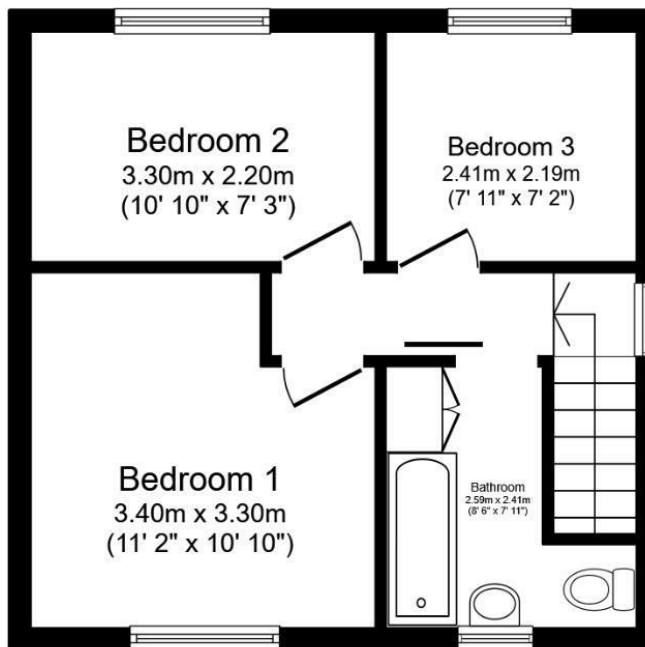
FREEHOLD | TAX BAND B | EPC RATING D







Ground Floor
 Floor area 34.0 sq.m. (366 sq.ft.)



First Floor
 Floor area 33.1 sq.m. (356 sq.ft.)

Total floor area: 67.0 sq.m. (721 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		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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

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