

## 38 Rose Avenue, Calow, Chesterfield, S44 5TH

- GREAT FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- LARGE PRIVATE REAR GARDEN
- AMPLE OFF STREET PARKING
- SPACIOUS KITCHEN DINER
- MODERN BATHROOM
- DETACHED GARAGE
- CALL HUNTERS NOW

**Guide Price £220,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\*\*GUIDE PRICE OF £220,000 TO £230,000\*\*\***

Located in a popular and well-established residential area of Calow, this attractive three-bedroom semi-detached property offers spacious and versatile living accommodation, ideal for families, first-time buyers, or professionals alike. The home is perfectly positioned for access to local amenities, well-regarded schools, Chesterfield Royal Hospital, Chesterfield town centre, and M1 Junction 29A, making it a convenient and desirable choice.

As you enter through the hallway, you are greeted by a welcoming lounge, perfect for relaxing and entertaining. To the rear, a spacious kitchen diner provides an excellent space for family meals, opening through to a bright conservatory overlooking the rear garden – ideal for enjoying natural light all year round.

Upstairs, the property boasts three good-sized bedrooms and a modern family bathroom with a three-piece suite.

Additional features include gas central heating (combi boiler) and uPVC double glazing throughout.

Outside, there is a large, private rear garden, perfect for outdoor entertaining and family activities. To the front, the property offers ample off-street parking and a detached garage to the side providing additional storage or workshop potential.

This lovely home offers comfort, practicality, and a fantastic location — early viewing is highly recommended to appreciate everything it has to offer. Call Hunters to view now!

**FREEHOLD | TAX BAND B | EPC RATING D**





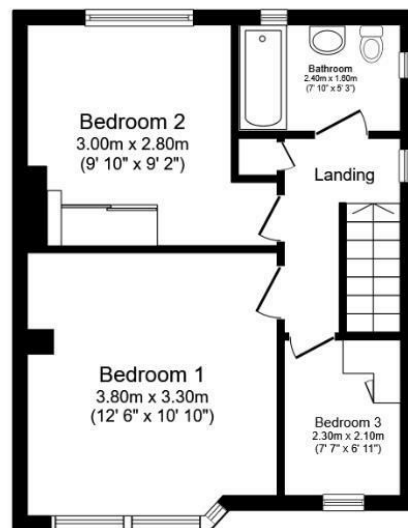






### Ground Floor

Floor area 46.3 sq.m. (499 sq.ft.)



### First Floor

Floor area 38.7 sq.m. (416 sq.ft.)

Total floor area: 85.0 sq.m. (915 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 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>		
(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	

80

68

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

## 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.



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