

# HUNTERS®

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**16 Parker Avenue, Calow, Chesterfield, Derbyshire, S44 5AY**

**Guide Price £250,000 - £260,000**

## Property Images





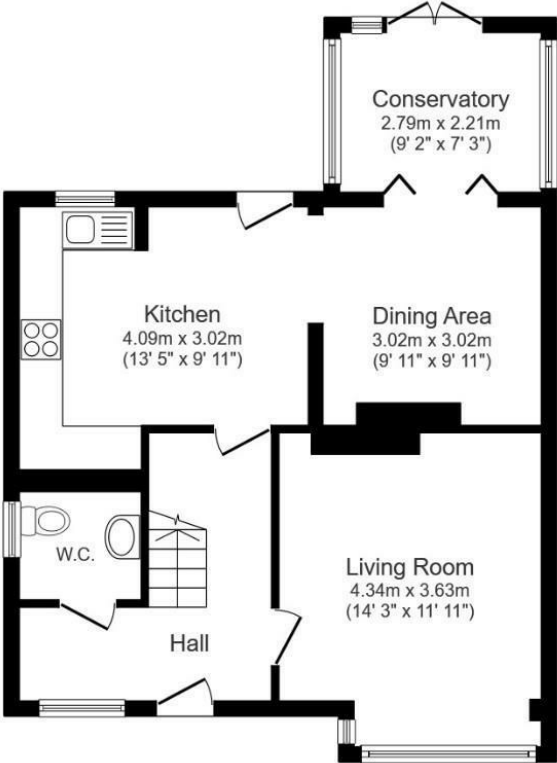
## Property Images



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Ground Floor

Floor area 57.7 sq.m. (621 sq.ft.)



First Floor

Floor area 51.0 sq.m. (549 sq.ft.)

Total floor area: 108.7 sq.m. (1,170 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)

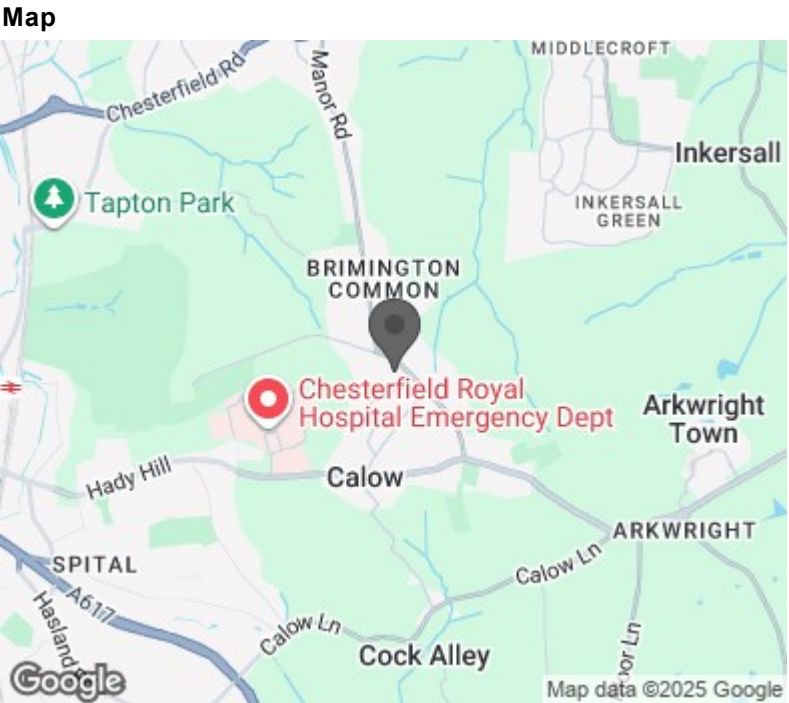
EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84

England & Wales

EU Directive 2002/91/EC



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## **No Chain - Extended Four Bedroom Semi-Detached Home in Sought-After Calow Location**

Situated in the highly desirable residential area of Calow, this beautifully extended four bedroom semi-detached property is offered to the market with no onward chain. Perfectly positioned for access to local amenities, well-regarded schools, Chesterfield Royal Hospital, Chesterfield town centre, and the M1 (J29A), this home is ideal for families and commuters alike.

Upon entering the property, you're welcomed into a spacious hallway that leads to a generously sized lounge, a modern open plan kitchen diner—perfect for entertaining—and a bright conservatory that opens onto the rear garden. A convenient downstairs WC completes the ground floor layout.

Upstairs, you'll find four well-proportioned bedrooms, including a main bedroom with its own stylish three-piece en suite, and a fully tiled family bathroom with a modern three-piece suite.

The home benefits from owned solar panels, electric heating through an air source heat pump, and uPVC double glazed windows throughout, ensuring comfort and energy efficiency.

Externally, the property boasts a private, good-sized rear garden with a decked area, ideal for relaxing. To the front, there is driveway parking providing off-road space for multiple vehicles.

This is a fantastic opportunity to acquire a spacious family home in a popular location — early viewing is highly recommended, call Hunters now!

Freehold, Tax Band B, EPC Rating C.

**• NO UPWARD CHAIN • GOOD SIZED FAMILY HOME • OPEN KITCHEN DINER • CONSERVATORY • FOUR BEDROOMS • EN SUITE PLUS FAMILY BATHROOM • GARDEN TO REAR • CALL HUNTERS NOW**