



46 Acorn Ridge, Walton, Chesterfield, S42 7HE

- NO UPWARD CHAIN
- KITCHEN AND UTILITY
- EN SUITE AND MODERN FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- SPACIOUS LOUNGE AND DINING ROOM
- THREE WELL PROPORTIONED BEDROOMS
- GENEROUS REAR GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £360,000

HUNTERS®

HERE TO GET *you* THERE

Situated on a popular estate to the west of Chesterfield town centre, Walton, this three-bedroom detached house is offered to the market with no onward chain and presents a fantastic opportunity for buyers looking to put their own stamp on a property.

In need of some cosmetic updates, the home boasts well-proportioned accommodation throughout and is positioned in a highly desirable location, close to local amenities and offering convenient access to Matlock and the Peak District.

The ground floor comprises a welcoming entrance hallway, a spacious lounge that opens into the dining room with French doors leading out to the rear garden, a kitchen, separate utility room, and a downstairs WC—ideal for busy family life.

Upstairs, the property features three generous bedrooms, including a spacious main bedroom with its own three-piece en suite shower room. A modern, fully tiled family bathroom with overhead shower completes the first floor.

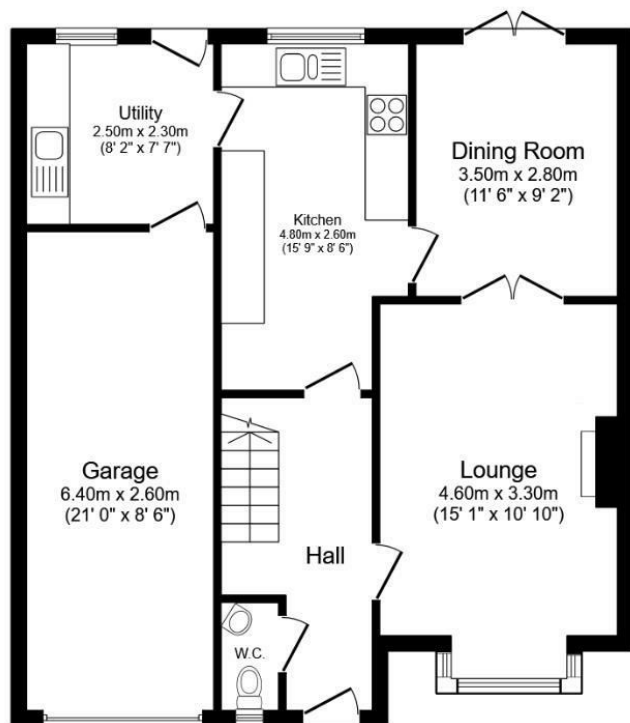
Externally, the home benefits from a good-sized rear garden with a patio area, perfect for outdoor entertaining or family relaxation. To the front, there is driveway parking and access to an integral garage, offering further storage or potential for conversion (subject to planning).

To book your viewing on this, call Hunters now!

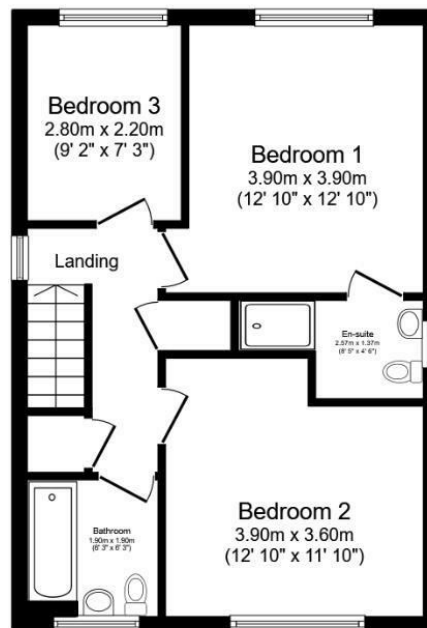
FREEHOLD | TAX BAND D | EPC RATING D







Ground Floor
Floor area 73.2 sq.m. (787 sq.ft.)



First Floor
Floor area 45.1 sq.m. (485 sq.ft.)

Total floor area: 118.3 sq.m. (1,273 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



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
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

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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