



HUNTERS[®]
EXCLUSIVE

**18 Matlock Road, Walton,
Chesterfield, S40 3JQ**

Offers In Region Of: £375,000

Take a look at this EXTENDED FOUR BEDROOM detached house - recently redecorated & offered with NO CHAIN!

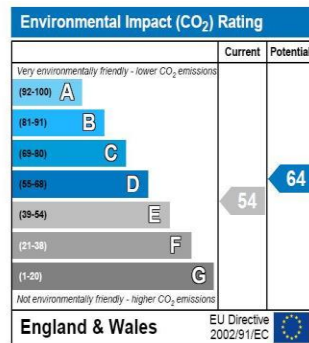
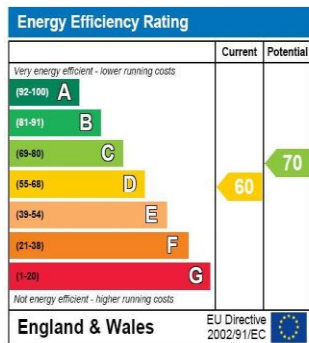
Corner plot with plenty of off street parking, integral garage with electric roller door & pleasant family gardens to the front & rear.

Wonderful family home ready to move straight into, comprises: - entrance porch, hallway, lounge with multi fuel burner, separate dining / family room with bay window overlooking the rear garden, spacious L shaped kitchen, downstairs fully tiled combined shower room / WC, large Conservatory providing extra living space. To the first floor sees a large main bedroom with en suite shower / WC and balcony with superb open views, three further bedrooms (two double & one single) & combined family bathroom / WC in white with jacuzzi bath.

Gas centrally heated (recently installed Ideal combi boiler under warranty) & double glazed. Ideally situated for local amenities, popular schools (Walton & Holymoorside & Brookfield catchment).

Great for access to Chesterfield, Matlock, Peak District, M1.

SUPERB FAMILY HOME IN A SOUGHT AFTER RESIDENTIAL AREA - ARRANGE YOUR VIEWING NOW!



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 34-36 Burlington Street, Chesterfield, S40 1RR | 01246 540540
 chesterfield@hunters.com | www.hunters.com

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VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01246 540540

OPENING HOURS:

Monday 9am – 5.15pm

Tuesday 9am – 5.15pm

Wednesday 9am – 5.15pm

Thursday 9am – 5.15pm

Friday 9am – 5.15pm

Saturday 9am – 4pm

Sunday closed

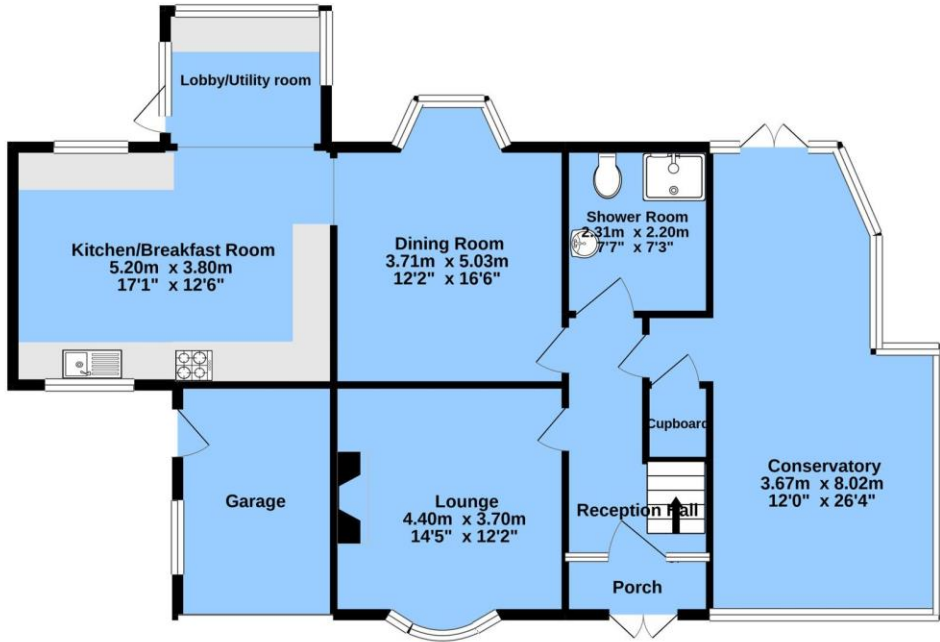
THINKING OF SELLING?

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.

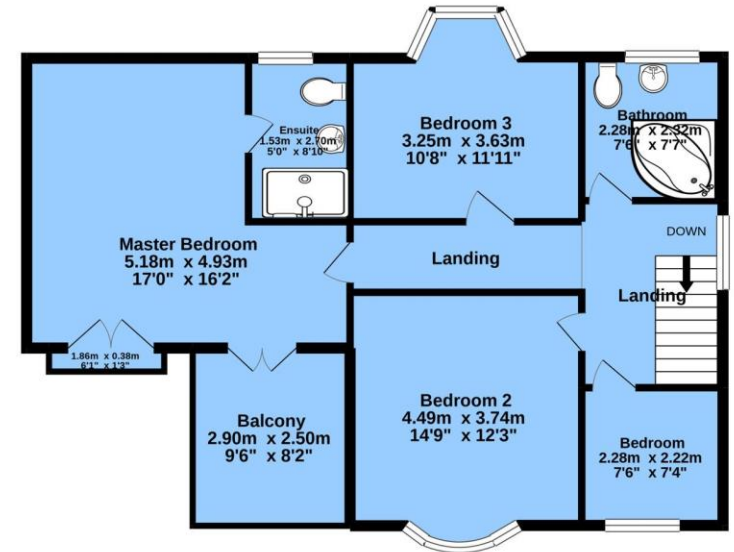
DISCLAIMER

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.

GROUND FLOOR
105.7 sq.m. (1138 sq.ft.) approx.



1ST FLOOR
71.4 sq.m. (769 sq.ft.) approx.



TOTAL FLOOR AREA : 177.1 sq.m. (1907 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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