



HUNTERS[®]
EXCLUSIVE

**154 St. Johns Road, Newbold
Chesterfield, S41 8PE**

Offers In Region Of: £750,000

EXTENDED STUNNING FIVE DOUBLE BEDROOM RESIDENCE WITH CONTEMPORARY OPEN PLAN LAYOUT
SIMPLY MUST BE VIEWED!!

Beautifully appointed accommodation over THREE LEVELS (approx 3,500 sq ft in total) comprising of:-
Entrance porch, hallway, downstairs WC, MAGNIFICENT OPEN PLAN family room / dining area, fitted breakfast kitchen / diner extension with bi fold doors onto a sheltered area of decking (GREAT FOR ENTERTAINING!), spacious lounge with feature fireplace & multi fuel stove, study / gym, laundry room. To the first floor sees the main bedroom with bay window seat & large, LUXURIOUS dressing room / en suite with bath & walk in shower area - MUST BE SEEN! There are two further well proportioned bedrooms (one with en suite shower / WC) & separate family shower room / WC.
On the second floor there is a very large bedroom incorporating a sitting area (great for teenager!) & another double bedroom with separate shower / WC in white.
Plenty of driveway parking for multiple vehicles with turning space, integral garage & large established enclosed rear garden.

Gas centrally heated & double glazed.

Ideally situated for Chesterfield, Sheffield, commuter links, M1 access.
SUPERB FAMILY HOME NOT TO BE MISSED - CHECK OUT THE 3D TOUR!

EPC – COMING SOON

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.

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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.



Approximate net internal area: 3441.33 ft² / 319.71 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.









