



## 8 Park Hall Avenue, Walton, Chesterfield, S42 7LR

- Superb 5 bedroom detached property
- Excellent location, close to local amenities, schools & Peak District
- Delightful plot with superb countryside views
- Gas central heating & uPVC double glazed
- AVAILABLE FOR A 1 YEAR TENANCY - UNFURNISHED Sorry no pets or smokers
- Fully refurbished in 2025 to a very high standard
- Brand new Kitchens & Bathrooms
- Modern layout with lots of options
- Driveway for parking 5 or more vehicles, enclosed garden
- Working applicants preferred or guarantor essential.

**£3,500 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Located in one of the most desirable suburbs to the west Chesterfield is this fully refurbished and extended 4/5 bedroom detached executive family home. During 2024, the property has gone through a substantial redevelopment and is brand new on the inside. Its also had a substantial extension making this one of the largest home on the street.

The local builder who has redeveloped the property has gone to great lengths to make sure this property is finished to a very high standard that includes top of the range Howden kitchen and luxurious Ultimate fitted bathrooms with exceptional tiling!

Fully rewired with additional CAT 5 points in every room, brand new heating system with 2 Nest controlled zones and delightful external lighting!  
New windows, external doors, bi fold doors.

The accommodation starts with a large welcoming entrance hall providing access to all the ground floor accommodation. A large yet light and airy family lounge with vaulted ceiling has a log burner providing an excellent space for family life. Opening through to the modern kitchen - with all that you would expect! Integrated appliances, ample storage and breakfast bar. The dining area has bifold doors opening onto the canopied patio area that leads onto the lawned & enclosed garden.

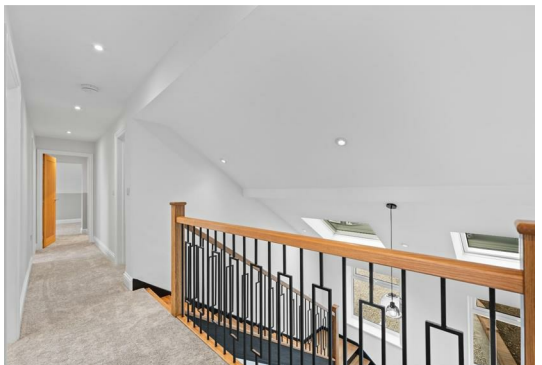
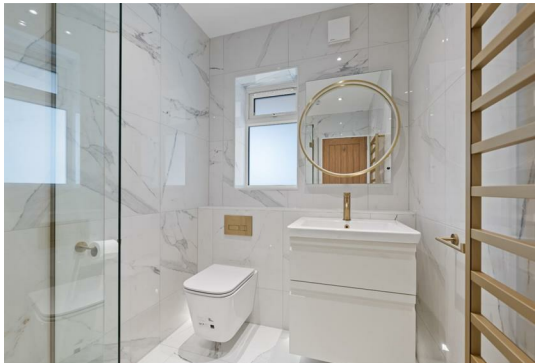
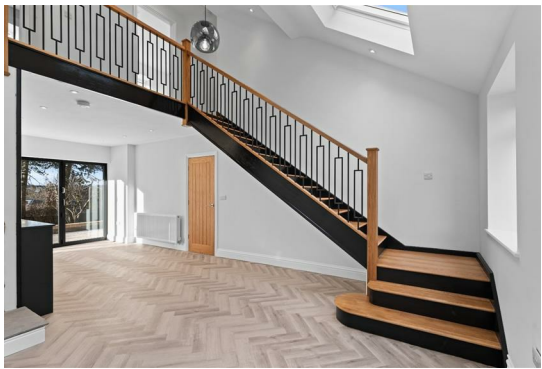
Additionally on the ground floor is the snug with feature fireplace and bi-fold doors opening to the rear and a separate dining room that could also be a 5th bedroom.

There are 2 family bathrooms, one on the ground floor and one on the first floor. Modern design with contemporary tiling.

On the first floor are 4 bedrooms, the primary having its own en suite .All bedrooms have far reaching views to countryside hills.

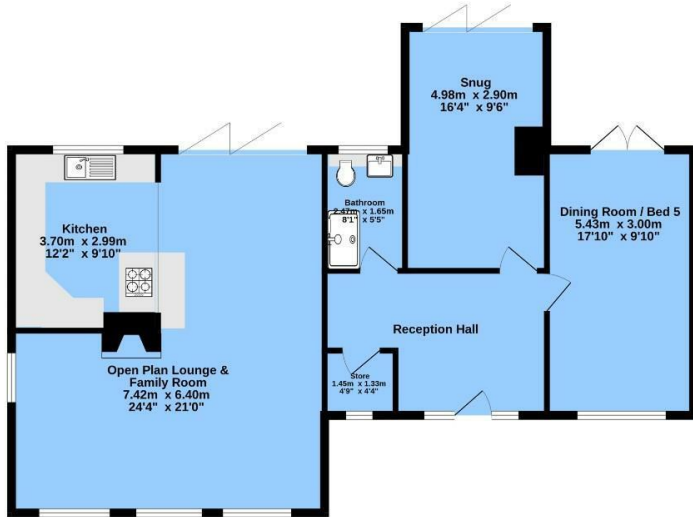
Externally there is lots of space for parking, patio areas and space for additional outside amenities.

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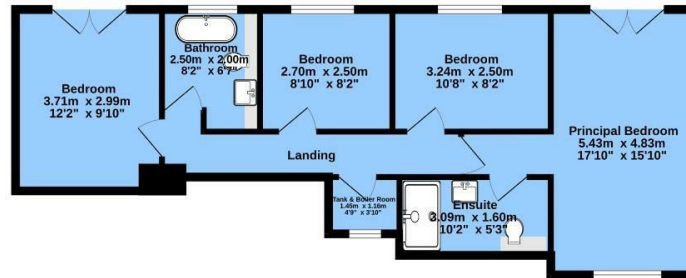




GROUND FLOOR  
94.1 sq.m. (1013 sq.ft.) approx.



1ST FLOOR  
60.9 sq.m. (655 sq.ft.) approx.




TOTAL FLOOR AREA : 155.0 sq.m. (1668 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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>		<b>83</b>
(69-80) <b>C</b>	<b>72</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 	

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 Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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