



## 30 Foljambe Road, Brimington, Chesterfield

- Superb 3 bed detached property
  - ENt hall, Downstairs WC
- Fantastic Kitchen with Breakfast room
  - En suite to bedroom 1
  - Garage & drive for 1 car
- Double bedrooms - MUST BE SEEN!!!
  - Large Laundry/Utility room
- Large Lounge with Garden room
  - Delightful bathroom
  - Contact Hunters today

**£1,100 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE



**MUCH MORE THAN YOUR AVERAGE RENTAL - this is a must see....**

An extended & fantastically presented 3 DOUBLE bedroom DETACHED family home. The space on offer here is great! So call Hunters today to arrange your viewing.

The ground floor accommodation is extended & comprises - large entrance hall, downstairs WC, Laundry room/Utility & store cupboard.

At the rear of the property is the feature Kitchen with Breakfast / Dining arear opening onto the patio garden. The large lounge has a garden room too - again boasting lots of light through the additional patio doors.

The kitchen boasts fitted appliances - Hob, oven, microwave, dishwasher and fridge/freezer.

To the first floor are 3 large DOUBLE bedrooms - with bedroom 1 having a fab en suite with double ended free standing bath. The additional family bathroom boasts a large walk in shower.

Externally there is a good sized garage, driveway for 1 car. At the rear is a landscaped patio garden with timber decked area and borders.

Beautifully presented & located in a popular area with amenities right on your doorstep. Easy access to Chesterfield, M1 & Sheffield.

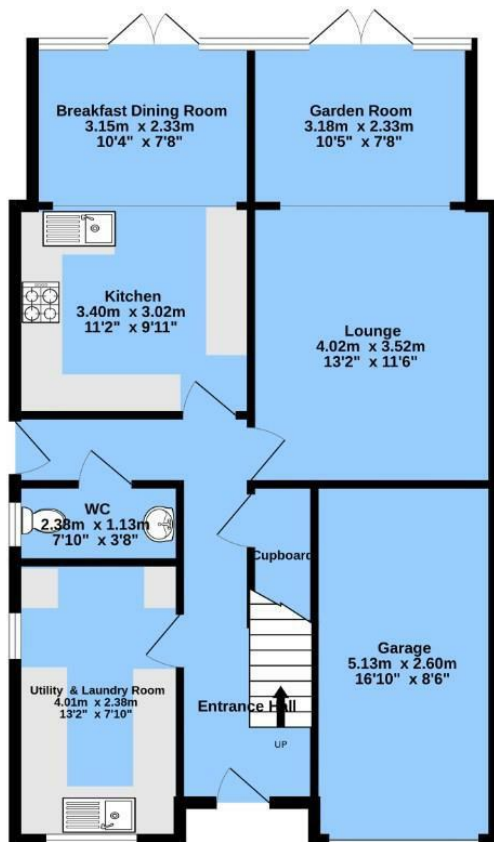
Working applicants preferred or guarantor essential. SORRY NO PET OR SMOKERS.



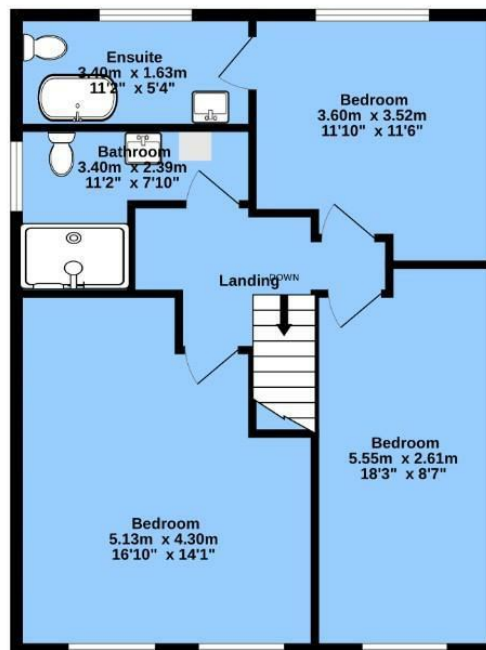




GROUND FLOOR  
77.1 sq.m. (829 sq.ft.) approx.



1ST FLOOR  
63.3 sq.m. (682 sq.ft.) approx.




TOTAL FLOOR AREA: 140.4 sq.m. (1511 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>		
(69-80) <b>C</b>	72	80
(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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