



18 Caernarvon Close, Walton, Chesterfield

- Superb 4 bed detached family home
 - Brookfield School Catchment
- Large Lounge, Dining Garden Room
 - Large garage, driveway & gardens
- Working applicants preferred or guarantor essential
- Cul de sac position - great amenities close by
 - Ent Porch, Ent Hall, Cloakroom
 - Fitted kitchen diner & separate utility
 - En suite to bed 1 & family bathroom
 - Sorry no pets or smokers

£1,400 Per Month

HUNTERS®

HERE TO GET *you* THERE

Take a viewing at this superbly spacious 4 bed detached family home in the very popular area of Walton. AVAILABLE IMMEDIATELY FOR VIEWINGS

With cul de sac location, walking distance to local shops, post office and other amenities this property is much more than meets the eye!! Easy reach of Somersall Park, Brookfield School and short drive to the Peak District. Regular bus connections to the town centre and all the amenities on Chatsworth Road.

The property has been recently fully redecorated and is immaculately presented. The accommodation comprises:-

GROUND FLOOR - Porch, Entrance Hall, Downstairs WC, large Lounge, Dining Garden Room, large Kitchen Diner and separate Utility room.

FIRST FLOOR - 4 well proportioned bedrooms most with fitted wardrobes. Ensuite shower room to Bedroom 1. Family Bathroom.

Gas central heating & uPVC double glazed.

Block Paved driveway & large garage.

Delightful gardens & patio at the rear.

MUST BE SEEN - AVAILABLE NOW

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Chesterfield BC Band C





The floor plan shows a property with the following rooms and dimensions:

- Garden Dining Room:** 3.12m x 2.22m (10'3" x 7'3")
- Lounge:** 5.85m x 3.92m (19'2" x 12'10")
- Kitchen Diner:** 4.54m x 3.56m (14'11" x 11'8")
- Utility Room:** 3.30m x 2.22m (10'10" x 7'3")
- Garage:** 5.85m x 3.30m (19'2" x 10'10")
- Entrance Hall:** Includes a staircase and a WC (1.7m x 1.2m).
- Porch:** Front entrance porch.

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.



Bedroom
3.93m x 3.18m
12'11" x 10'5"

Bedroom
2.75m x 2.33m
9'0" x 7'8"

Bedroom
3.93m x 2.67m
12'11" x 8'9"

Bedroom
3.53m x 2.86m
11'7" x 9'5"

Landing

Bathroom
Toilet, Sink, Bathtub

Ensuite
2.33m x 2.10m
7'8" x 6'11"

Kitchen
Cupboard, Sink

Wardrobe

Staircase
DOWN

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.

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	81
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.

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