



## 21 Robincroft Road, Wingerworth, Chesterfield

- AVAILABLE IMMEDIATELY - MUST VIEW
  - SOUGHT AFTER AREA
  - OPEN PLAN KITCHEN / DINER
  - PRIVATE DRIVEWAY
- DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- BATHROOM & ENSUITE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- Working or retired applicants preferred or guarantor essential
- Ideally no pets, sorry no smokers

**£1,300 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Welcome to Robincroft Road, a stunning, fully renovated property in the heart of Wingerworth, Chesterfield. Meticulously transformed by the current owners, this home is as fresh as it gets - never been lived in and ready for you to move straight in. The space offers a perfect balance of modern luxury and comfort, with an emphasis on natural light and easy living.

**READY FOR IMMEDIATE TENANCY**, this property is the perfect place to start your next chapter in a peaceful and scenic location!

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home, with wide halls and storage options. The heart of the property features this bright and spacious sitting room, perfect for both relaxing and entertaining with a superb lighted feature wall. Also with central access are the two double bedrooms, with the rear providing a private ensuite 3 piece bathroom with handy walk in shower. There is also a separate, pristine 3 piece family bathroom with bath over shower.

To the rear of the property we have the open plan extended kitchen diner. This fully modernised area comes equipped with integrated dishwasher, fridge and freezer alongside plenty of storage, living space and natural light from the beautiful rear private garden.

Outside, the property boasts extended open driveway parking leading to an attached garage, while the private rear garden offers a tranquil space to unwind, surrounded by stunning countryside views.

A rare gem that combines modern living with natural beauty, and it's ready for you to call home!

Working or retired applicants preferred or guarantor essential.  
Sorry not suitable for pets and smokers

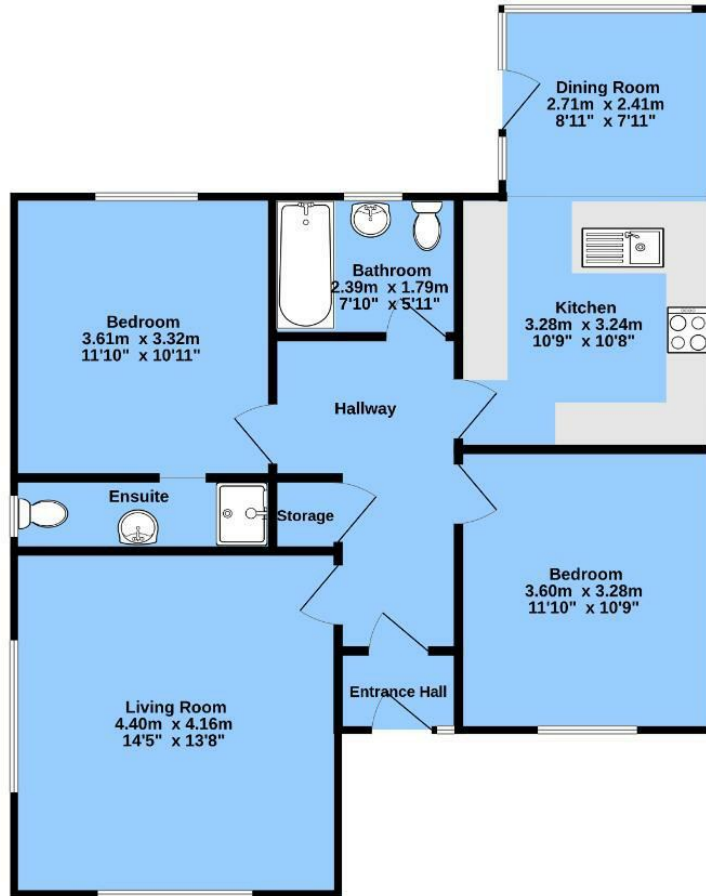
EPC Rating: C  
Council Tax Band: C

Contact Hunters to Enquiry Today!  
Calls taken 24/7





GROUND FLOOR  
76.8 sq.m. (827 sq.ft.) approx.



## 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>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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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