

# HUNTERS®

HERE TO GET *you* THERE

18 Hulford Street, Dunston, Chesterfield, S41 9SF

Offers Over £400,000

Property Images



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## Property Images

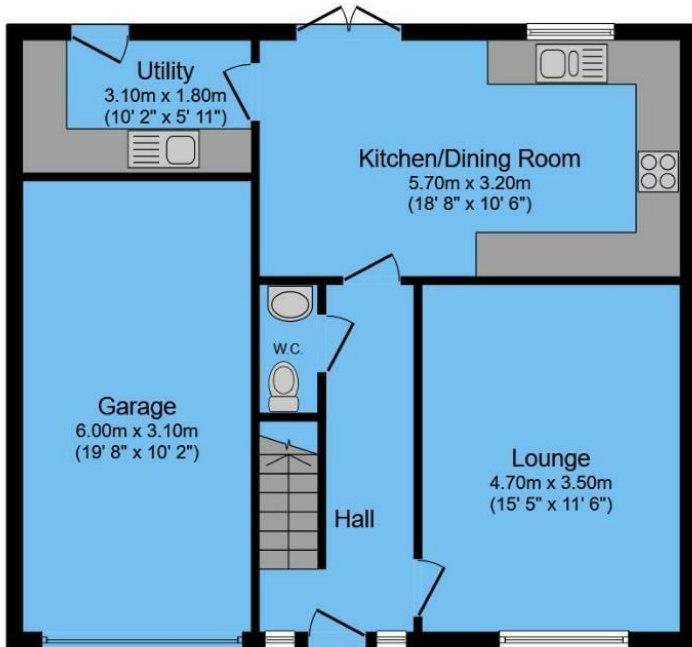


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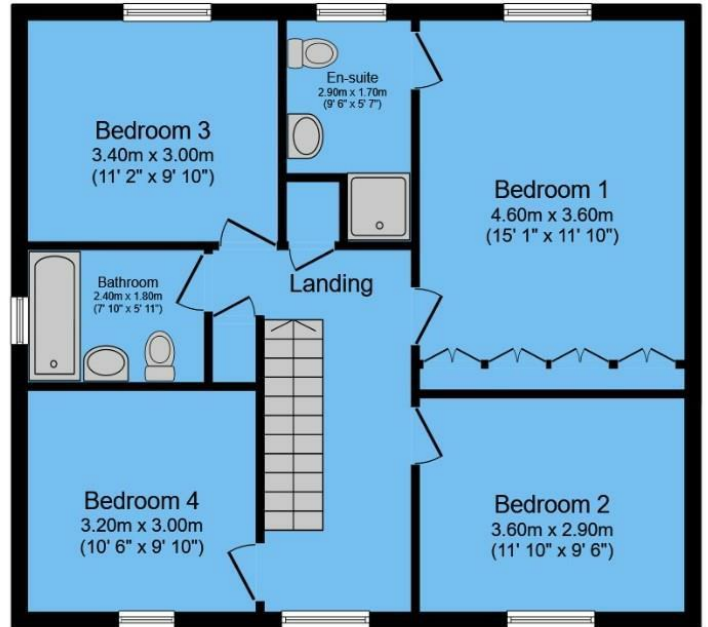
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## Property Images





**Ground Floor**



**First Floor**

Total floor area 142.4 m<sup>2</sup> (1,533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**EPC**

**Energy Efficiency Rating**

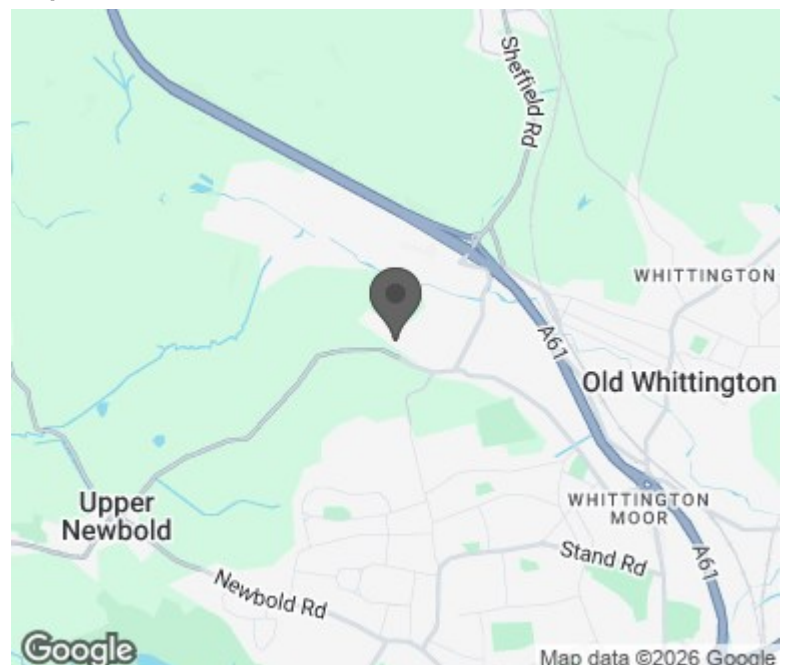
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC



**Map**



PRICED TO SELL - MUST BE VIEWED! NO CHAIN & PART EXCHANGE  
CONSIDERED....

Welcome to Hulford Close (built in 2020)... a small modern development in a semi rural location sat in between Dronfield and Newbold Chesterfield. Close to schools, shops & amenities but with countryside right on your doorstep!

The property occupies a generous plot and has 4 DOUBLE BEDROOMS off the gallery landing & would make the perfect family home.

The spacious accommodation comprises:-

**GROUND FLOOR** - A large reception hallway with downstairs cloakroom/WC and ceramic tiled floor gives access to the lounge. The spacious open plan kitchen diner has a separate utility off and lets the outside come inside with large doors opening straight onto the landscaped garden. The kitchen boasts an integrated fridge freezer and dishwasher, with cooking facilities to include an induction hob and electric oven. The utility room has the integrated washing machine and provides a great utility space with rear access door opening onto the garden.

**FIRST FLOOR** - The gallery landing provides access to all the first floor double sized bedrooms. The primary bedroom has fitted wardrobes and a really spacious en suite shower room. There are an additional three double bedrooms. The modern family bathroom is as new and barely been used, being beautifully tiled, comprising WC, wash hand basin and bath with shower over.

Gas central heating, UPVC double glazed & patio doors are triple glazed.

To the front is a large driveway for parking several vehicles & providing access to the single garage that has an electric garage door.

The rear garden has been delightfully landscaped and designed creating a three terraced garden with attractive nonslip ceramic tiling patio and a family sized enclosed lawn. A perfect family area for entertaining, dining & playing!

There is additional storage areas and access down both sides of the property.

Tax Band E, EPC Rating B, Freehold

CALL HUNTERS TO VIEW

• MODERN FAMILY HOME - immaculately presented • 4 DOUBLE  
BEDROOMS • DOWNSTAIRS WC, FAMILY BATHROOM AND EN SUITE • SPACIOUS  
KITCHEN DINER, SEPARATE UTILITY ROOM • LANDSCAPED GARDENS • OFFERED  
WITH NO ONWARD CHAIN • DRIVEWAY PARKING & GARAGE • CUL DE SAC  
LOCATION • MUST BE VIEWED • PART EXCHANGE CONSIDERED