



45 Cherry Tree Drive, Duckmanton, Chesterfield

£975 Per Month

HUNTERS®

HERE TO GET *you* THERE

- Semi-detached
- 3 bedrooms
- Bath with shower over
- Village location
- Nearby schools & amenities
- Neutrally decorated - NEW CARPETS & DECOR 2023
- Recently refurbished kitchen
- Countryside views - Garage & Driveway
- Public transport links Access to M1
- No pets or smokers. Working applicants are preferred, or a guarantor is essential

Introducing this delightful semi-detached property located in a picturesque village, perfect for families and couples seeking a comfortable home. The property has been neutrally decorated, creating a fresh and inviting atmosphere.

Step into the spacious reception room, ideal for relaxation and entertainment. Moving towards the heart of the home, you'll find the recently refurbished kitchen, complete with a cooker and offering ample space for culinary endeavors.

Upstairs, the property boasts three bedrooms. The first bedroom is a generous double, while the remaining two bedrooms are ideal for singles or perhaps a home office.

The bathroom awaits, featuring a bath with shower over, providing the perfect space for relaxation after a long day.

Enjoy the beautiful countryside views from various areas of the property, offering a serene setting to unwind and appreciate the natural surroundings.

Situated in a vibrant village, this property offers convenient access to public transport links, nearby schools, local amenities, and green spaces. Plus, the location provides easy access to the M1, making commuting a breeze.

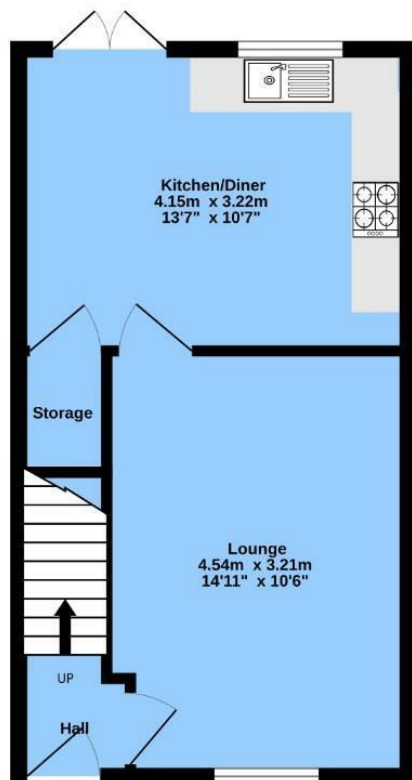
With an EPC rating of D and a council tax band of B, this property provides both energy efficiency and affordability.

No smokers please.. Working applicants are preferred, or a guarantor is essential.

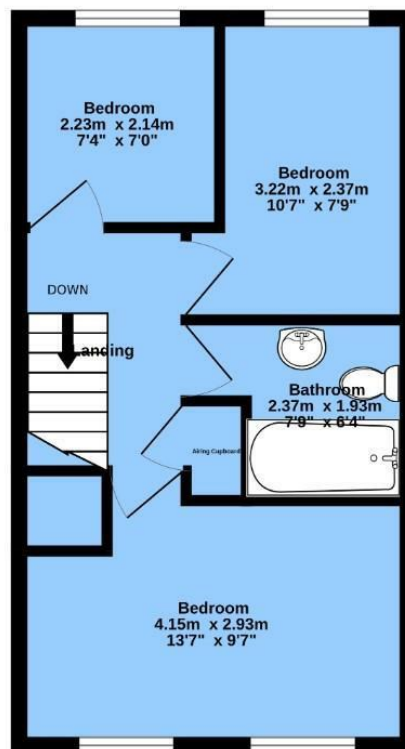
Don't miss the opportunity to make this charming property your home. Contact us now to arrange a viewing and experience the comfort and convenience this property offers.



GROUND FLOOR
32.2 sq.m. (346 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metroplan ©2023

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) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 541253 Email:
Chesterfieldlettings@hunters.com <https://www.hunters.com>