

HUNTERS®

HERE TO GET *you* THERE

25 Morris Avenue, Newbold, Chesterfield, Derbyshire, S41 7BA

Offers In The Region Of £375,000 - £400,000



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Property Images

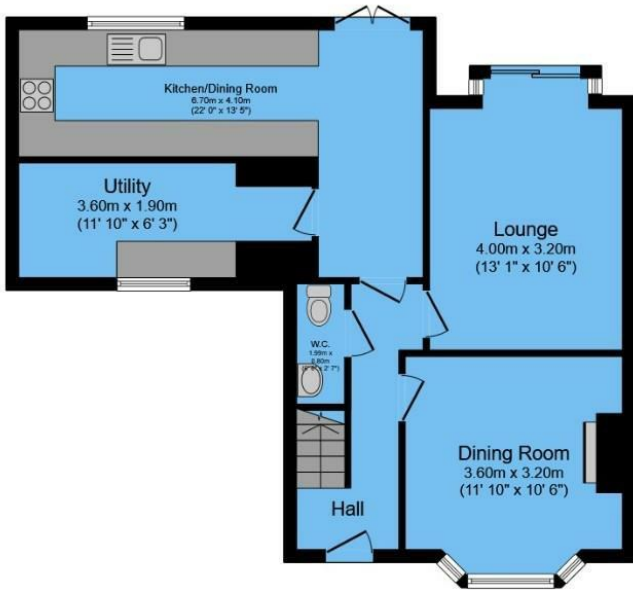


Property Images

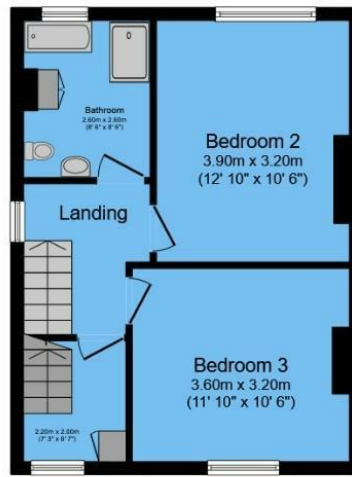


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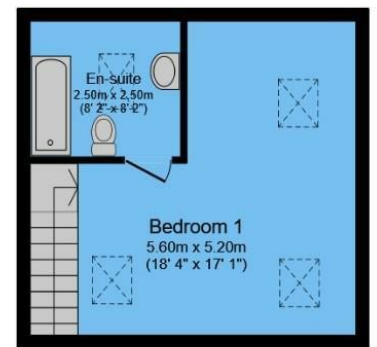
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Ground Floor



First Floor



Second Floor

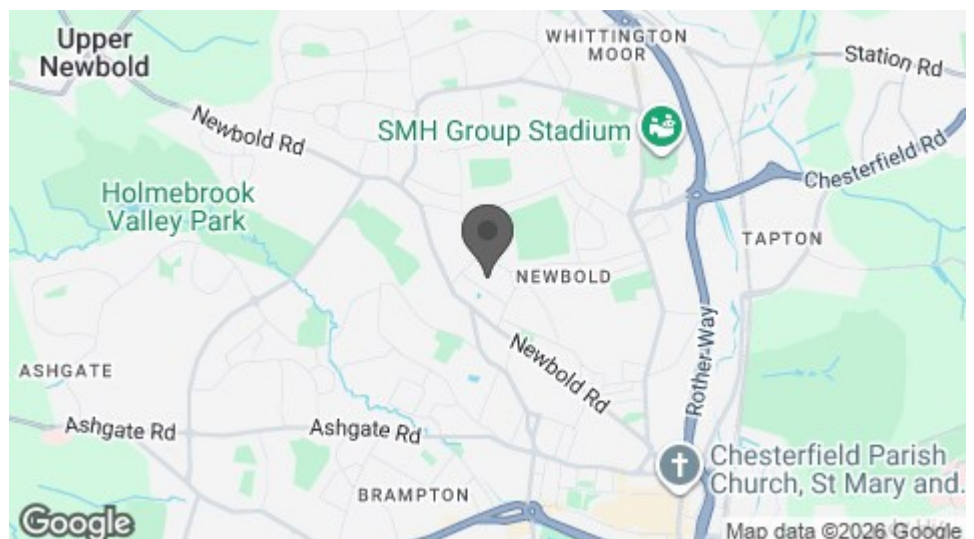
Total floor area 130.2 sq.m. (1,401 sq.ft.) approx

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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Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Available to view is this delightful 1930s, three-storey, three-bedroom detached house situated in a well-established and popular area of Chesterfield.

It sits in a corner plot within a tree-lined avenue and is close to local amenities such as schools and the town centre.

The deceptively spacious and extremely well-presented accommodation ground floor comprises:

Front porch, Entrance Hall, lounge, separate dining room, kitchen, utility room, downstairs wc.

The kitchen is generously sized and fitted with a range of wall and base units, incorporating built-in appliances, double fridge, dishwasher, and double oven.

The separate utility room has built-in cupboards with a work surface, plenty of room for a washing machine, tumble dryer, and freezer.

To the first floor are two double bedrooms, a large combined bathroom/wc with a free-standing bath and separate walk-in shower cubicle.

To the second floor, there is a generous double bedroom with an en suite bathroom/ wc.

The property has a blocked paved driveway to the front with sufficient space for two cars and an additional drive to the rear leading to the garage.

There are established gardens to the front and rear of the property. The rear garden has two patio seating areas with a greenhouse and a generously sized shed.

Both the shed and garage are well appointed with lighting and electricity points.

The property is gas-centrally heated and double-glazed throughout.

This is an ideal family home in a well-sought-after location and must be viewed.

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