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9 Hulford Drive, Dunston, Chesterfield, S41 9SG

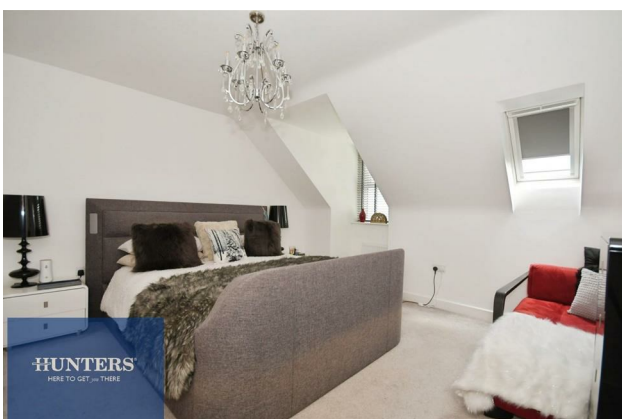
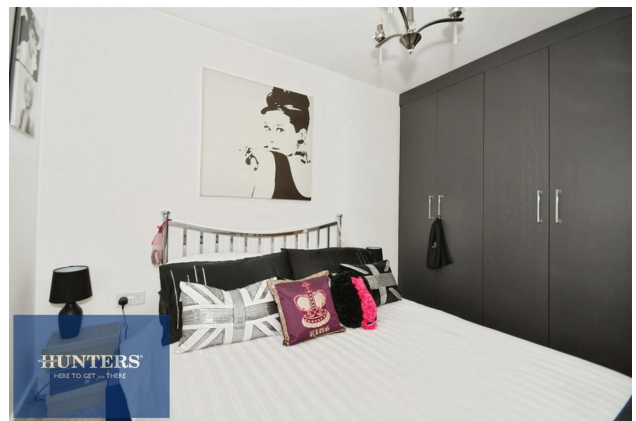
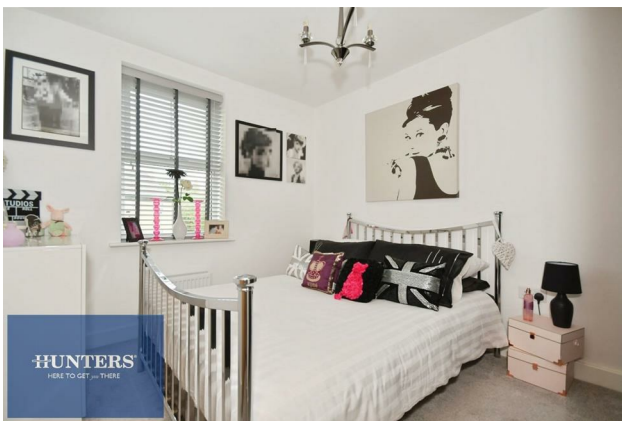
Offers In The Region Of £525,000



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Property Images



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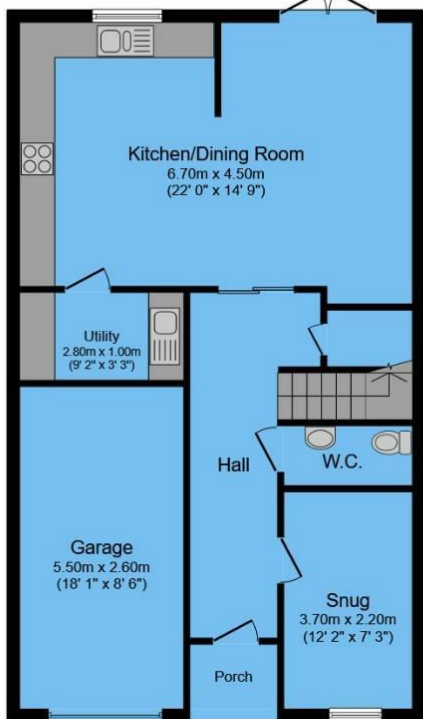
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Property Images

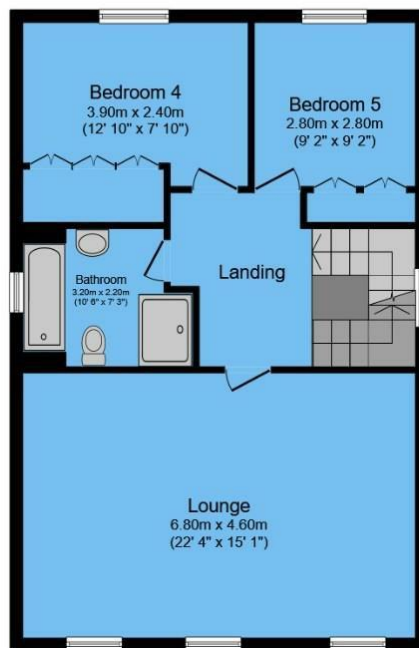


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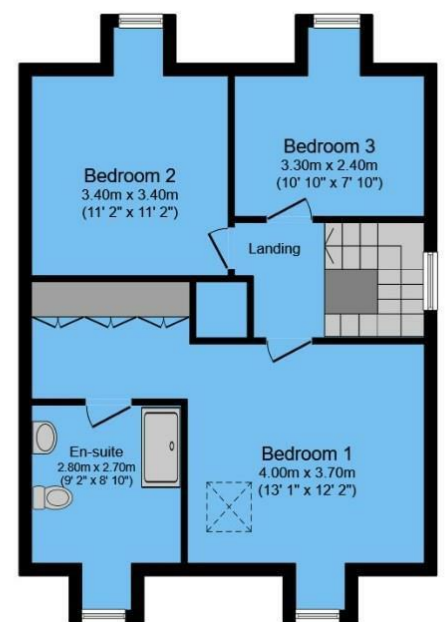
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Ground Floor



First Floor



Second Floor

Total floor area 207.2 sq.m. (2,230 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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CONTEMPORARY FIVE BEDROOM DETACHED FAMILY HOME - BUILT 2022 - SPACIOUS ACCOMMODATION - DESIRABLE DEVELOPMENT - STUNNING LANDSCAPED REAR GARDEN!

OVER 2,200 SQUARE FEET, this immaculately presented detached family home was built in 2022 by Strata Homes and benefits from the remaining term of a 10 year new build warranty.

The property includes living accommodation on three levels, with five good sized bedrooms, two contemporary bathrooms.

On the ground floor the property has a open porch, entrance hall with understairs storage, downstairs WC, snug or home office, and a FANTASTIC OPEN PLAN family kitchen / diner with French doors opening onto a landscaped enclosed rear garden.

The first floor has a brilliant living room with three windows allowing plenty of light to enter the property, the main four piece family bathroom & two of the bedrooms (both with fitted wardrobes).

To the top floor, the main bedrooms is stunning in size with fitted wardrobes & ensuite shower room / WC, a further two bedrooms finish off the top floor.


The property sits on a quiet part of Hulford Drive, towards the far end of the development, situated adjacent to open countryside and within easy access to the A61 with routes into Dronfield, Sheffield and the Town Centre.

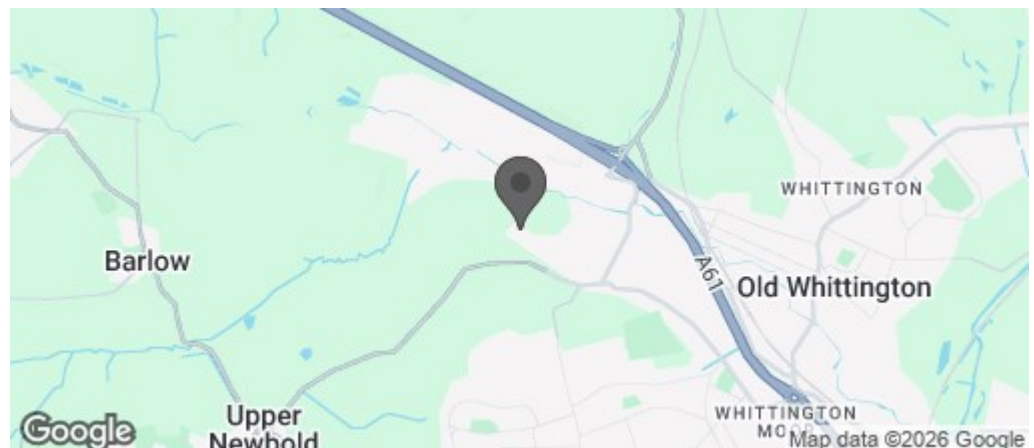
Gas central heating (Ideal Logic Heat Boiler) & triple glazed windows and doors.

Externally the property just keeps on giving - there is a front drive for multiple cars, integral garage & a beautifully landscaped rear garden which can be used all year around.

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! Secondary School Catchment Area - Outwood Academy Newbold (St. Marys RC High School is 1.7 miles from the property & Dronfield Henry Fanshawe School is 3.9 miles from the property).

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 



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