

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**75 Broomfield Avenue, Hasland, Chesterfield, S41 0NE**

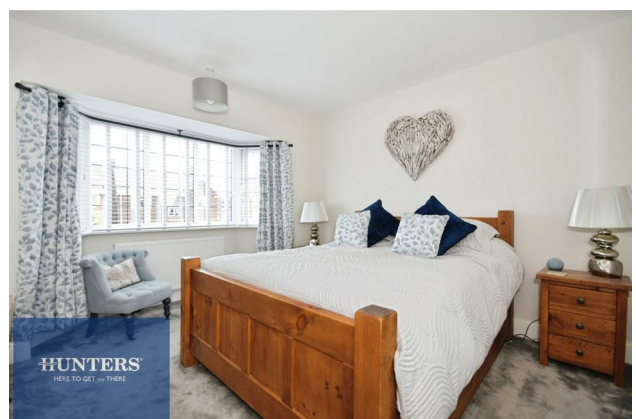
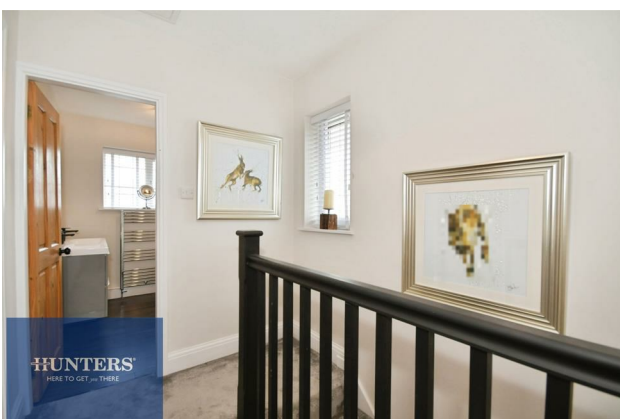
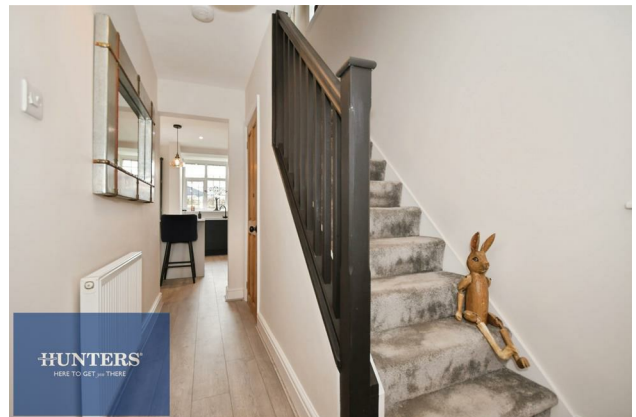
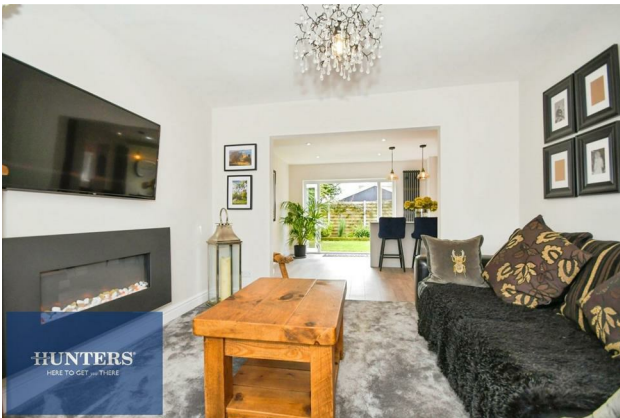
**Offers In The Region Of £350,000**



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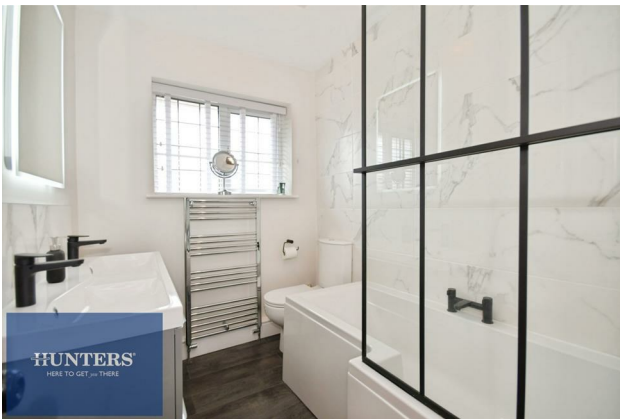
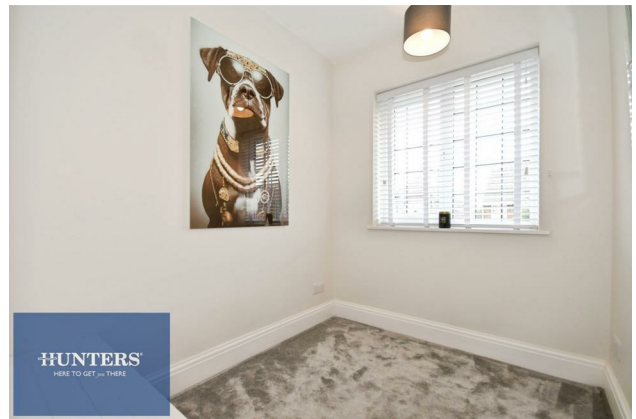
## Property Images

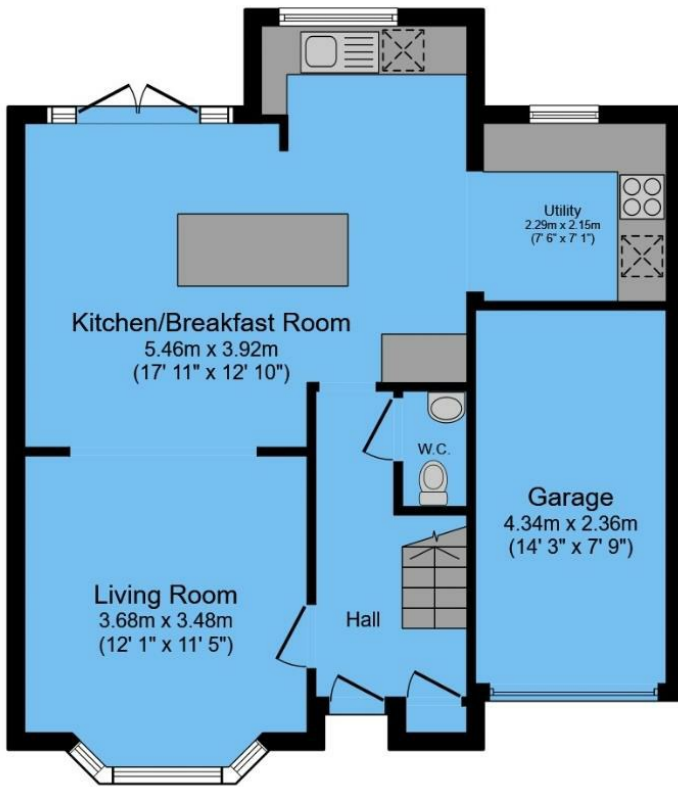


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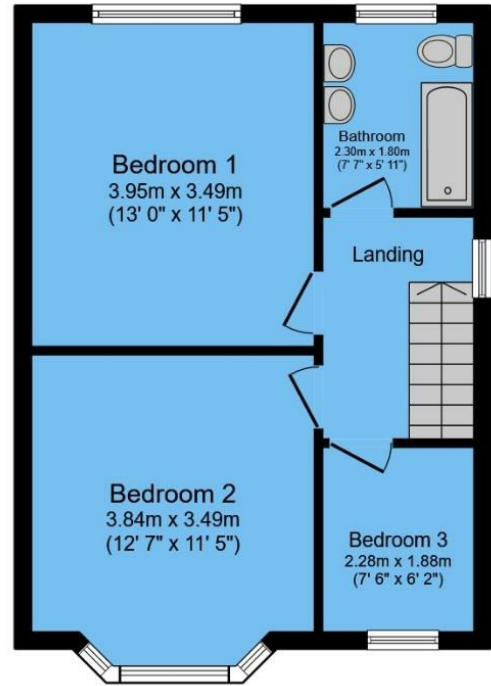
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## Property Images





**Ground Floor**



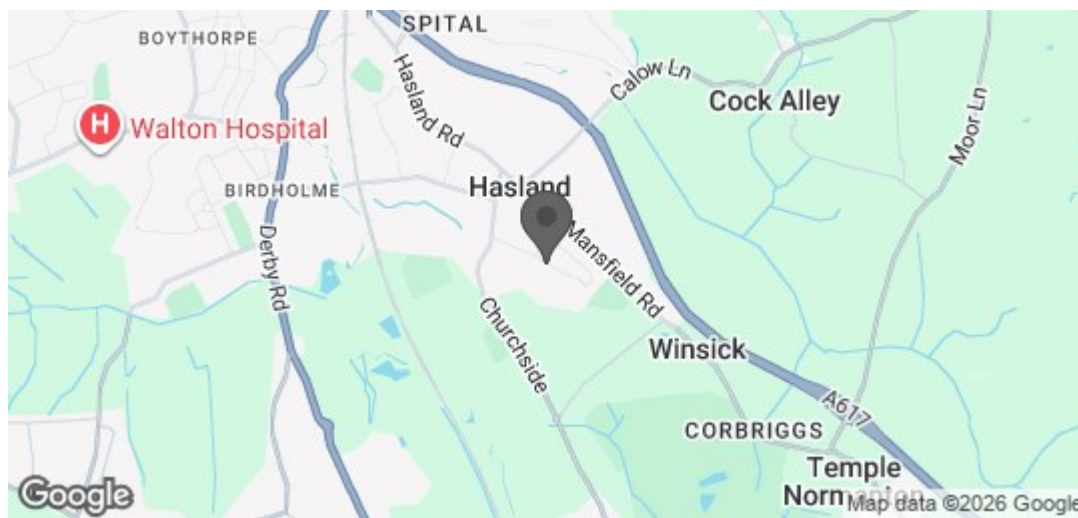
**First Floor**

Total floor area 103.3 sq.m. (1,111 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		78
(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	





## DETACHED FAMILY HOME IN HASLAND - OFFERED WITH NO UPWARD CHAIN.

Immaculately renovated three-bedroom detached residence, thoughtfully upgraded by the current owners to deliver a flawless, move-in-ready lifestyle.

Within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

The Ground Floor: a welcoming entrance hall leads into a sophisticated, bay-windowed sitting room centred around an elegant electric fireplace. The seamless open-plan layout guides you into the heart of the home: a striking kitchen and breakfast room. Designed for effortless entertaining, the breakfast area boasts a three-seater central island and direct patio access to the garden. A sleek, fully integrated kitchen, discrete utility space, and a guest cloakroom/WC complete the ground floor layout.

The First Floor: upstairs houses three beautifully appointed bedrooms—including two generous doubles with fitted blinds and a versatile third bedroom ideal for a dressing room or study.

Externally, the property enjoys a private rear garden featuring a spacious dining patio and lawn. The front profile is enhanced by a manicured lawn, a tarmacked driveway, and a garage offering excellent storage or workshop potential.

Gas central heating & uPVC double glazed.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS!

FREEHOLD | Chesterfield BC - Band C