



## 5 Cragside Close, Chesterfield, S41 0FH

- PRIVATE CORNER PLOT
- LOUNGE AND SEPARATE DINING ROOM
- EN SUITE PLUS FAMILY BATHROOM
- PATIO REAR GARDEN
- REFITTED BREAKFAST KITCHEN
- FOUR GOOD SIZED BEDROOMS
- DRIVEWAY AND GARAGE
- CALL HUNTERS NOW

**Guide Price £325,000 - £335,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\*GUIDE PRICE £325,000 - £335,000\*\***

**OFFERED WITH NO CHAIN!** Ideally situated on a quiet end-of-cul-de-sac corner plot, this impressive four-bedroom detached home offers both privacy and convenience, being just a short walk from local shops, amenities, Chesterfield Town Centre and the train station. The property also falls within the catchment area of highly regarded local schools, making it an ideal choice for families.

The ground floor features a welcoming entrance hallway, a recently refitted breakfast kitchen with modern units and integrated appliances, a separate dining room, and a spacious lounge perfect for relaxing or entertaining. A ground floor WC adds extra practicality.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with a three-piece en suite shower room, plus a tiled family bathroom fitted with a stylish three-piece suite.

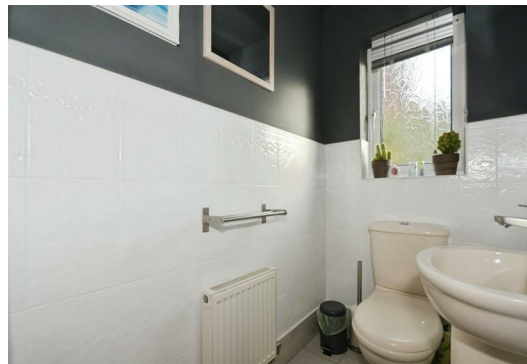
The property benefits from gas central heating and uPVC double glazing throughout.

Outside, the home enjoys a private, enclosed patio rear garden—ideal for outdoor dining and family time. To the front, there is a driveway providing off-road parking for two cars and access to a single integral garage.

Set on a generous corner plot at the end of a peaceful cul-de-sac, this property offers a wonderful blend of space, style, and location.

Early viewing is highly recommended to appreciate the quality and setting of this superb family home. Call Hunters to view now!

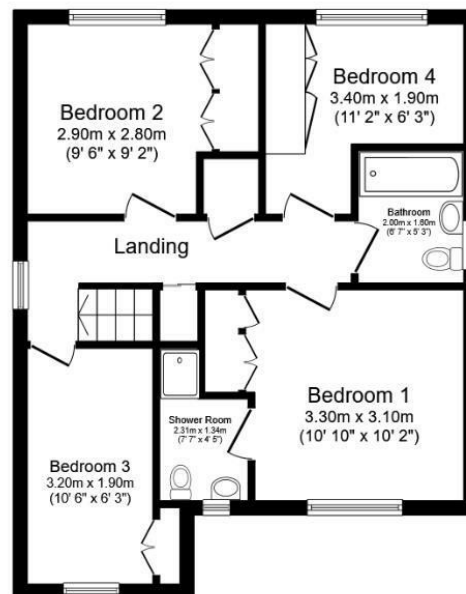
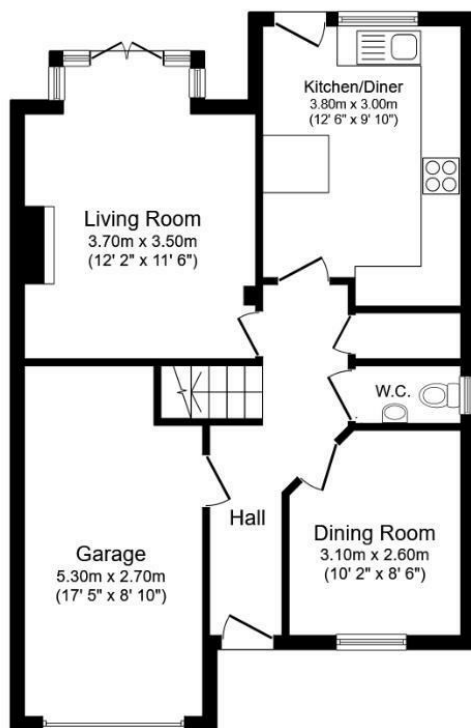
**FREEHOLD | TAX BAND D | EPC RATING D**











Total floor area: 111.1 sq.m. (1,196 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## 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) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>		
		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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>