

HUNTERS[®]

HERE TO GET *you* THERE

131 Coniston Road, Newbold, Chesterfield, S41 8JD

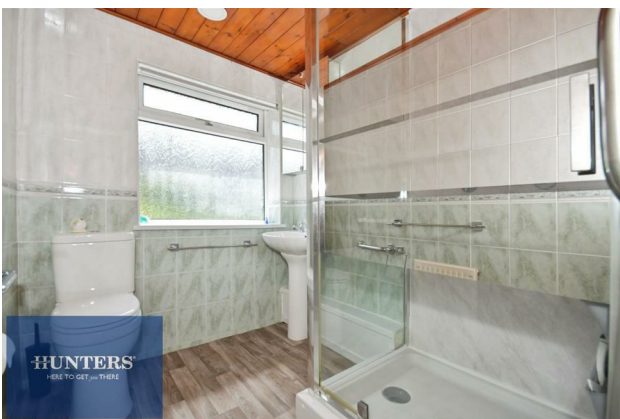
£230,000



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Property Images



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FOUR BEDROOM SEMI DETACHED PROPERTY - GREAT FAMILY HOME WITH SOUTH FACING GARDEN!

Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

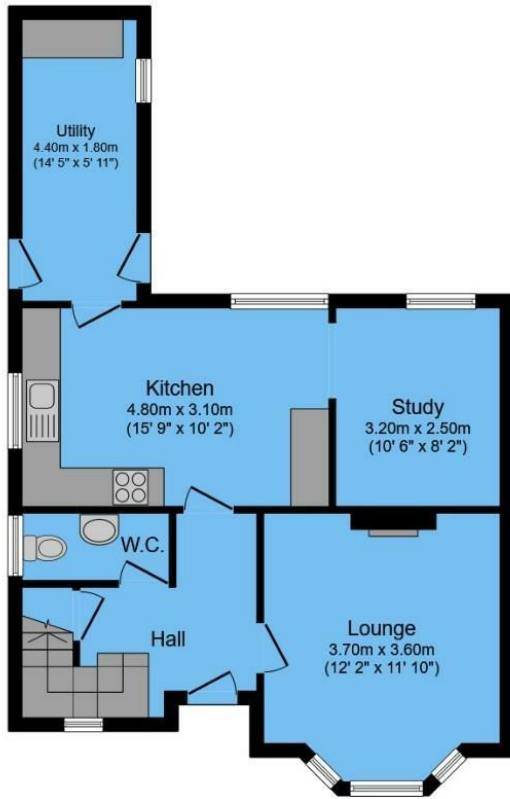
The accommodation is thoughtfully arranged and well suited to modern family life. The ground floor welcomes you with an inviting entrance hallway leading to a spacious lounge, enhanced by a charming bay window. A generous kitchen/dining room provides an ideal space for both everyday living and entertaining, complemented by a practical utility room, a versatile study perfect for home working, and a convenient downstairs WC.

Continuing to the first floor, you will find four versatile bedrooms and a well appointed shower room.

Externally, the home continues to impress with a generous south-facing rear garden, enjoying a sunny aspect throughout the day. Featuring a patio seating area, lawned garden and useful garden shed, the outdoor space is ideal for relaxing, entertaining and family enjoyment.

Further benefitting from gas central heating (combi boiler).

FREEHOLD - COUNCIL TAX BAND B



Ground Floor



First Floor

Total floor area 108.7 sq.m. (1,170 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	66	77
(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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