

# HUNTERS®

HERE TO GET *you* THERE

**16 Sawmill Mews, Tapton, Chesterfield, S41 7WD**

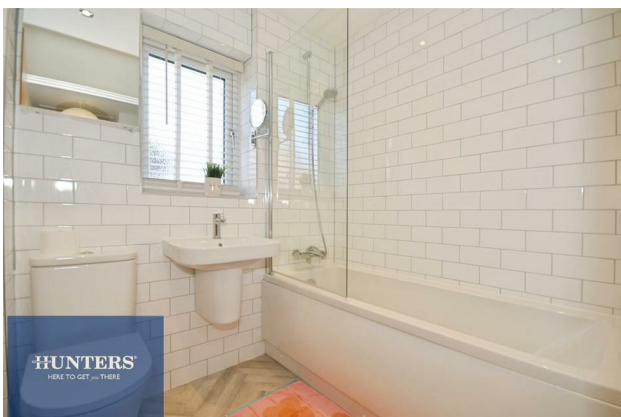
**Guide Price £270,000 - £275,000**



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## Property Images



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\*\*\*GUIDE PRICE £270,000 to £275,000 - OPEN TO OFFERS\*\*\*

STILL LIKE NEW AND WITH LOTS OF EXTRAS - Now Available This Stylish Three-Bedroom DETACHED New Build Home.

Positioned within a modern development, with cul de sac location, this beautifully presented three-bedroom detached home offers contemporary design, high-spec finishes, and a superb location just minutes drive from the town centre, motorway links, and Chesterfield train station.

The ground floor boasts a bright and open-plan layout, with a sleek, fully fitted kitchen featuring integrated appliances including oven, hob, microwave, fridge freezer, dishwasher, and washing machine. The kitchen flows seamlessly into the stylish living space, where large floor-to-ceiling glass doors open directly onto a private patio and lawned garden, perfect for entertaining or relaxing outdoors.

Upstairs, the property comprises three well-appointed bedrooms. The master bedroom benefits from its own modern en-suite and a built-in wardrobe. The second and third bedrooms are also beautifully styled and ideal for guests, children, or home working. A contemporary 3 piece family bathroom with a tiled finish and shower over bath completes the upper floor, while a downstairs WC adds extra convenience.

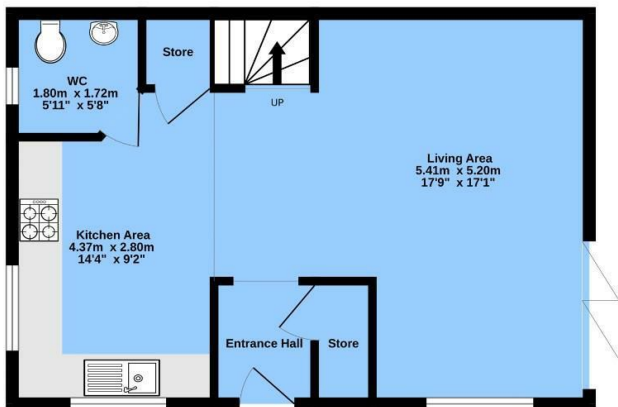
LOTS OF EXTRAS! - The property has a chrome radiator in the bathroom & ensuite. superior wooden finished interior doors, wooden effect vinyl plank flooring to the whole ground floor and two external storage sheds.

SOUTHERLY FACING REAR GARDEN - offering high privacy & a double driveway. There is an external tap & double power socket.

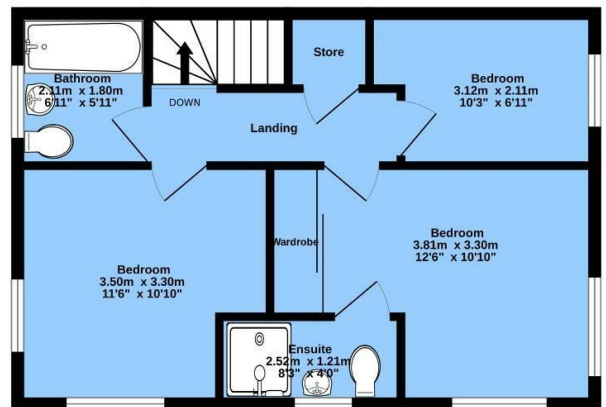
This home has been tastefully styled throughout with a high-quality finish, neutral décor, and an inviting, homely feel – perfect for professionals seeking modern living in a convenient setting.



GROUND FLOOR  
43.3 sq.m. (466 sq.ft.) approx.

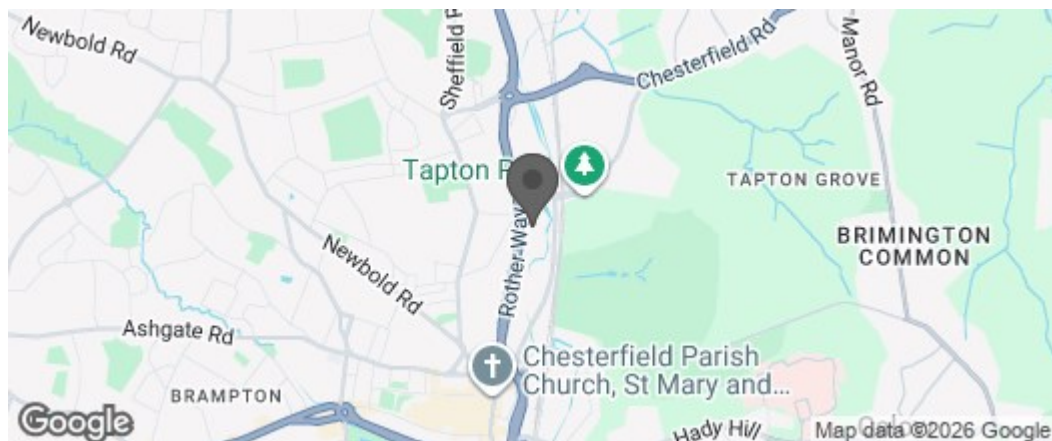


1ST FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 86.6 sq.m. (932 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</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<br>2002/91/EC |           |



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