



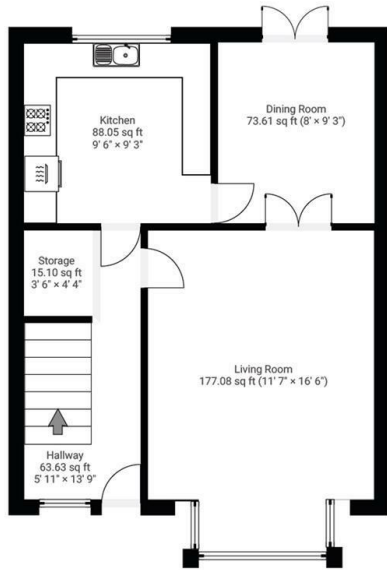
## 12 Layton Drive, Old Whittington, Chesterfield, S41 9HX

Offers In The Region Of £295,000

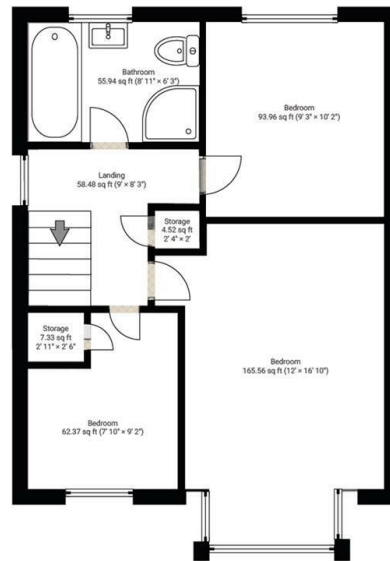
- 3 Bedroom detached home
- Enclosed South Facing Garden
- Patio Seating area
- South facing garden
- Modern bathroom with bathroom and separate shower
- Off street parking and garage
- Well presented and maintained throughout
- Popular location with good links to Chesterfield and Sheffield
- Ideal family home
- Modern kitchen with integrated appliances

**Layton Drive, S41**  
 DETAILS  
 Total area: 865.11 sq ft

▼ **Ground Floor** TOTAL AREA: 417.24 sq ft

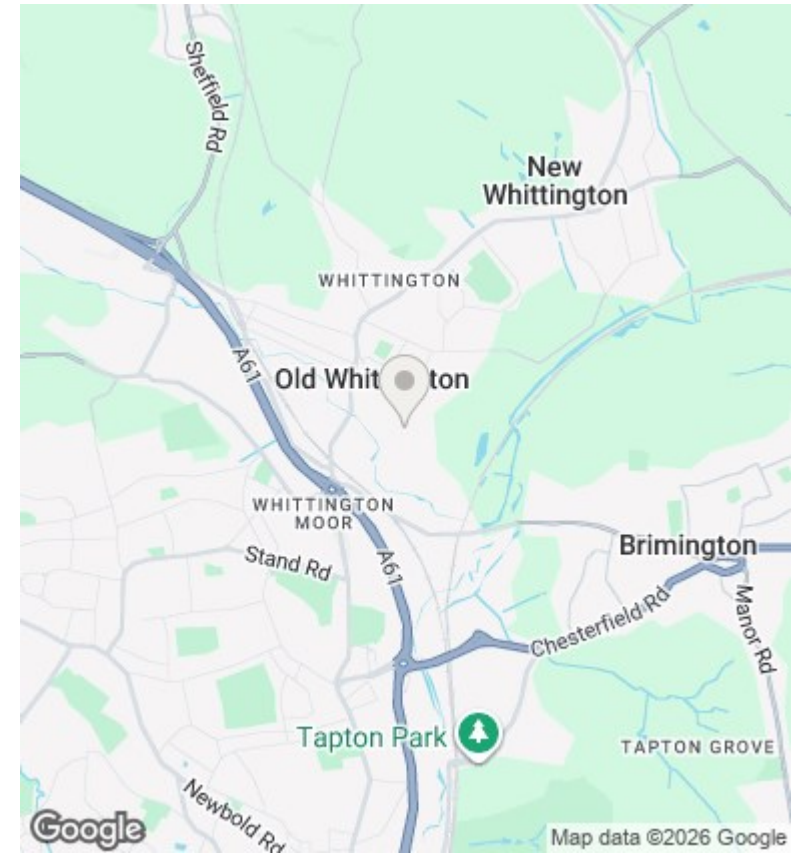


▼ **1st Floor** TOTAL AREA: 447.86 sq ft



**Square Box Media**  
 info@squareboxmedia.com  
 www.squareboxmedia.com

This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            | 69                      |           |
| (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 |           |