

HUNTERS[®]

HERE TO GET *you* THERE

44 St. Johns Close, Walton, Chesterfield, S42 7HH

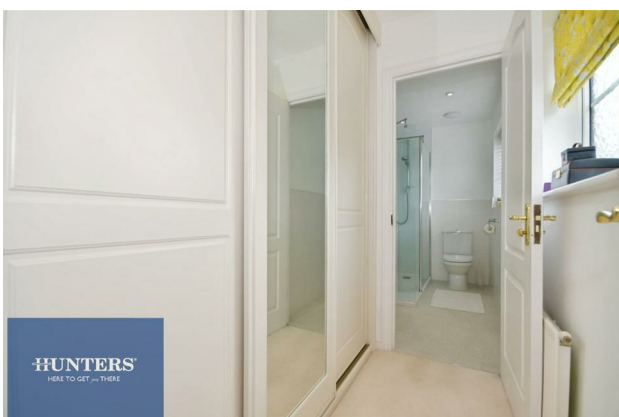
Offers In The Region Of £485,000



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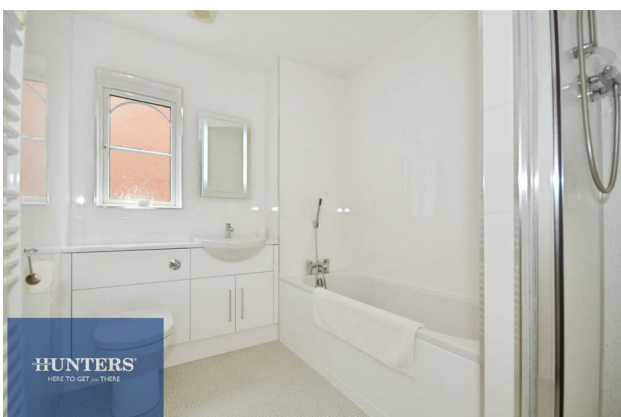
Property Images

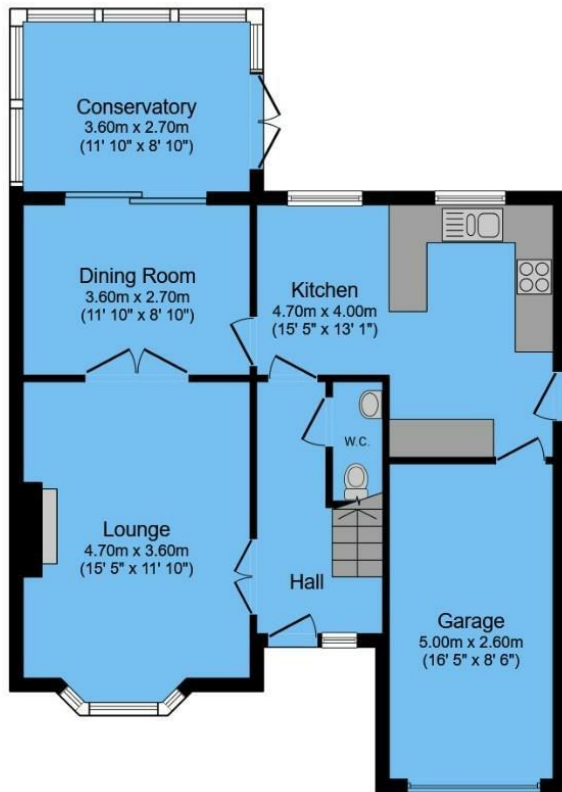


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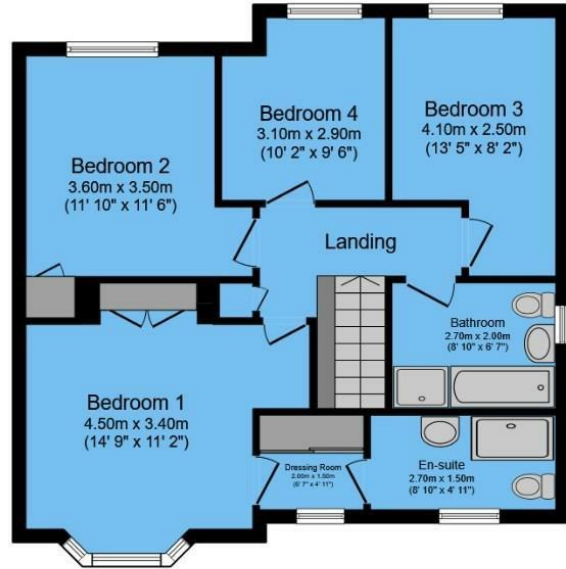
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Property Images





Ground Floor



First Floor

Total floor area 141.6 sq.m. (1,524 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales	EU Directive 2002/91/EC	



FOUR BEDROOM DETACHED FAMILY HOME - CUL-DE-SAC ON A PRIVATE DRIVE - HIGHLY SOUGHT AFTER AREA!

On a private SOUTHLY FACING plot is this four bedroom detached house, comprising:- entrance hall, downstairs WC, front lounge bay window with double doors into the dining room, fitted breakfast kitchen / diner with door into integral garage.

The first floor has four well proportioned bedrooms, main bedroom with fitted wardrobe, dressing area & ensuite shower room. There is also a white, four piece family bathroom / WC.

Externally, the property has driveway parking, integral garage & mature, private rear garden with seating areas.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOURS!

FREEHOLD | COUNCIL TAX BAND F

On a private, southerly facing, larger than average plot is this sunny, four bedroomed detached house that is immaculately maintained with a high quality finish throughout and neutrally decorated with open views.

Entrance hall, downstairs wc, large bay windowed front lounge with double doors into the dining room, bright conservatory overlooking the level, well maintained garden, spacious breakfast kitchen / diner with access to integral garage.

The first floor has four well proportioned bedrooms. The master suite has fitted wardrobes, a dressing area and ensuite shower room. The family bathroom has a white, four piece suite with bath, separate shower cubicle, sink and wc.

Externally the property is approached from a larger than average drive with parking for 2/3 vehicles, integral garage, lawned front garden with pretty borders and a level, mature, private south facing rear garden with two seating areas.

Entrance Hall: bright & welcoming with radiator, coving & stairs rising to first floor.

Downstairs WC: 2-piece white Vitra suite with heated towel rail and under sink storage.

Living Room: front facing large bay window overlooking the private lawned and planted front garden, two radiators & coving, having an electric fire in surround. Double opening doors leading to;

Dining Room: radiator, coving & patio sliding doors opening to;

Conservatory: half-wall, Rehau glazed windows and double door with wood flooring & electric heater.

Kitchen: High gloss white wall and floor units, / drawers giving ample storage. Tall pantry and storage cupboard housing Neff double oven and microwave. Neff induction hob with Neff extractor above. Franke stainless 1 ½ sink and drainer. Liebherr larder fridge. Dining area overlooking rear garden. Two radiators.

Master Bedroom: spacious and bright front facing room with large bay window, double fitted wardrobe, radiator, coving. Leading to;

Dressing Area: front facing window, triple sliding door wardrobes, radiator. Leading to;

En Suite Shower Room: three piece white Vitra suite with double length walk in shower with Aqualisa power shower. Front facing window, heated towel rail.

Bedroom 2: rear facing window, built in wardrobe, radiator.

Bedroom 3: rear facing window, radiator.

Bedroom 4: rear facing window, radiator.

Airing Cupboard: Shelving for laundry.

Family Bathroom: four piece white Vitra suite with bath, shower cubicle with Mira shower, sink with under sink storage, toilet, large heated towel rail, illuminated mirror.

Outside: The rear garden is approached by a side path opening to a south facing lawned area surrounded by established planting with year round interest. Paved patio area with access from conservatory. A second seating area has a low wall planted with mature shrubs for privacy.

Garage: Single integral garage with plumbing and power.

Double glazed throughout. Gas fired central heating. Ideal Classic boiler serviced in last 6 months. Fascias, soffits and guttering replaced in past 2 years. Partially boarded loft with access from

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