

# HUNTERS®

HERE TO GET *you* THERE

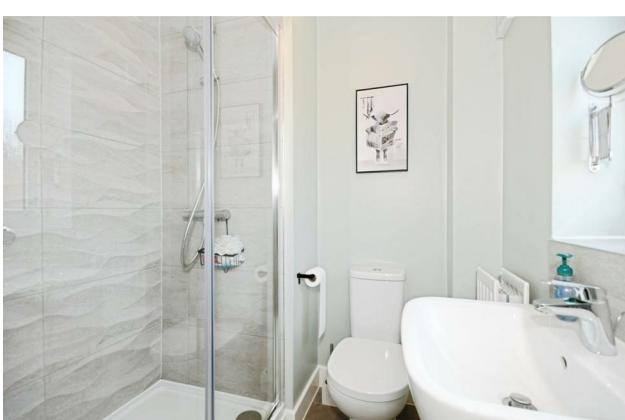
**72 Woodcote Way, Walton, Chesterfield, Derbyshire, S40 3FF**

**Offers In The Region Of £315,000**



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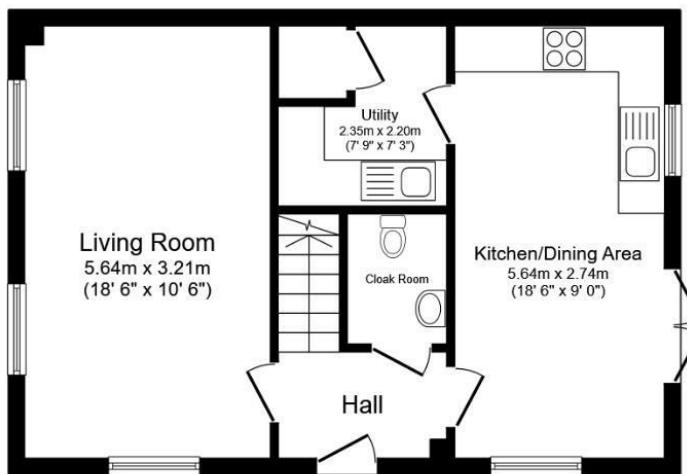
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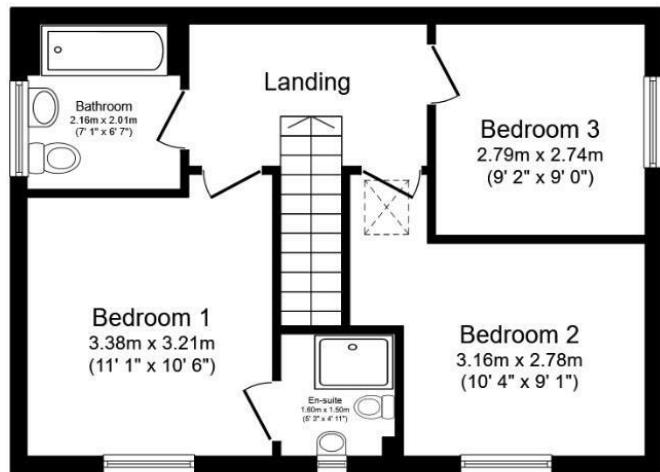


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**Ground Floor**  
Floor area 47.1 sq.m. (507 sq.ft.)

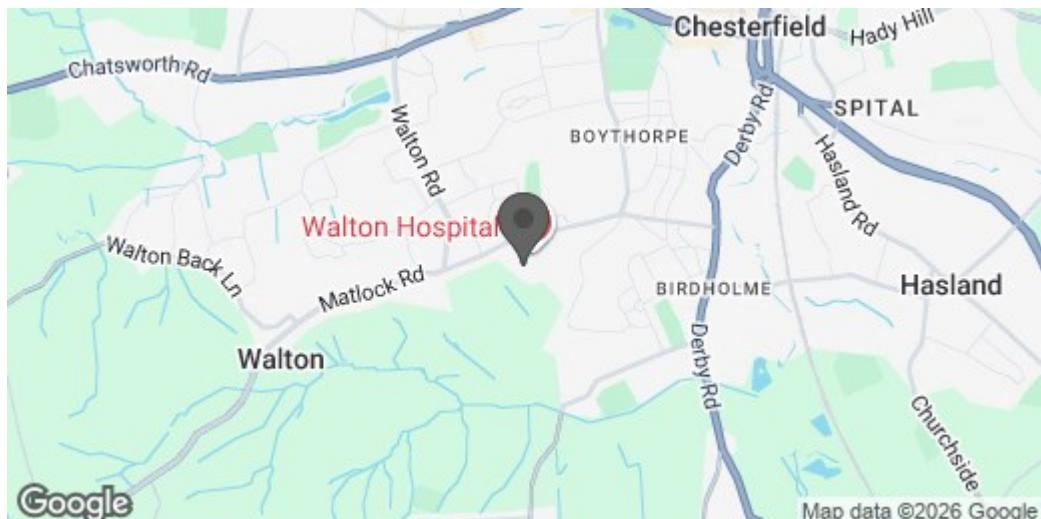


**First Floor**  
Floor area 45.5 sq.m. (490 sq.ft.)

**Total floor area: 92.6 sq.m. (997 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## LOOKING FOR A STUNNING, UPGRADED, STILL LIKE NEW FAMILY HOME?

Located in a popular estate to the West of the Town centre - HIGHLY SOUGHT AFTER LOCATION close to local amenities & out towards the Peak District & Matlock.

Built in 2022 & still under builders guarantee - STILL LIKE NEW!

This very well presented, light home comprises:- entrance hall, downstairs WC, upgraded kitchen / diner with tiled flooring & patio doors out onto the rear garden, utility room & spacious lounge.

On the first floor is a large landing with loft access, principle bedroom with ensuite shower room, another double bedroom, good sized third bedroom & the combined, fully tiled bathroom / WC.

Outside the gardens are landscaped to all sides, driveway parking for two cars & enclosed WESTERLY FACING rear garden with Porcelain tiles.

FREEHOLD but there is a ground maintenance fee of around £150 per annum via RMG management company.

- STILL LIKE NEW - BUILT IN 2022 • THREE BEDROOM DETACHED • DRIVEWAY PARKING FOR TWO CARS • WESTERLY FACING REAR GARDEN • POPULAR RESIDENTIAL AREA • VIEW NOW