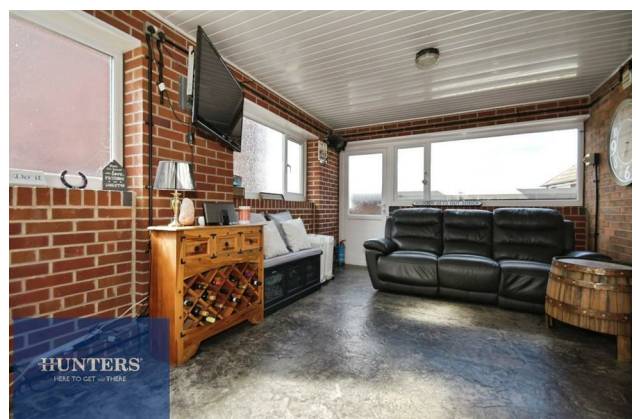


# HUNTERS®

HERE TO GET *you* THERE

**19 Newbridge Lane, Old Whittington, Chesterfield, S41 9JQ**

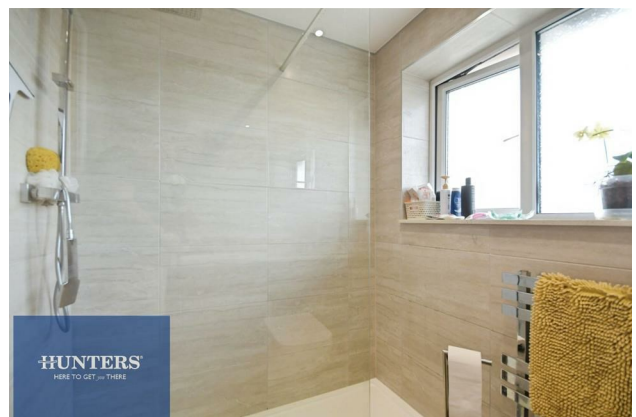
**Offers In The Region Of £250,000**



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## Property Images



## Property Images



## GREAT SIZED FAMILY HOME - FOUR BEDROOM SEMI DETACHED HOUSE WITH DRESSING ROOM, SUN ROOM AND DRIVEWAY PARKING!

Situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

Stepping inside, you are welcomed into a spacious home offering flexible living accommodation. The ground floor benefits from two generous reception rooms, providing plenty of space for modern family life, as well as a well appointed kitchen. Sliding patio doors from one of the reception rooms lead through to the bright and airy sun room, creating an additional reception space.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering comfortable accommodation for the whole family. The additional dressing room provides valuable extra storage and could also serve as a walk-in wardrobe, nursery, study, or hobby room depending on individual requirements. All of which served by a modern shower room.

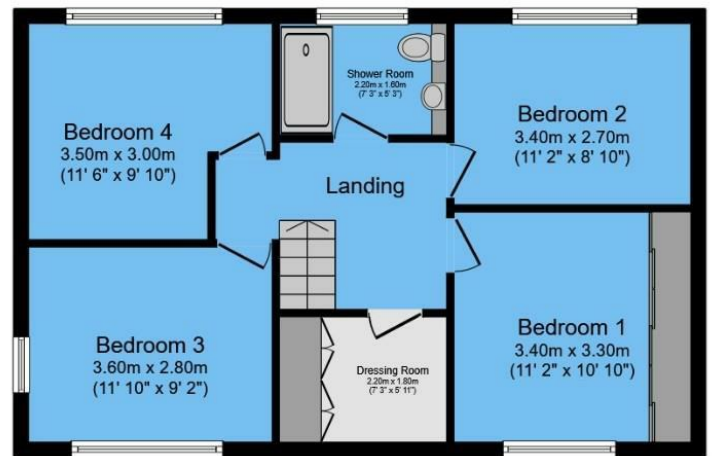
To the front, the property features a tiered, low-maintenance paved garden, creating an attractive approach with minimal upkeep required. The rear of the property benefits from a garage together with driveway parking, providing secure off-road parking and useful storage space.

The house benefits from a generous UNDER-HOUSE STORAGE SPACE beneath the entire property, offering excellent additional storage and accessed via an external access door.

FREEHOLD - COUNCIL TAX BAND B - EPC B



**Ground Floor**



**First Floor**

Total floor area 124.3 sq.m. (1,338 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 2002/91/EC |           |
|                                             | 84                      | 87        |



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