

# HUNTERS®

HERE TO GET *you* THERE

25 Holme Park Avenue, Upper Newbold, Chesterfield, S41 8XB

Best Offers Over £375,000

Property Images

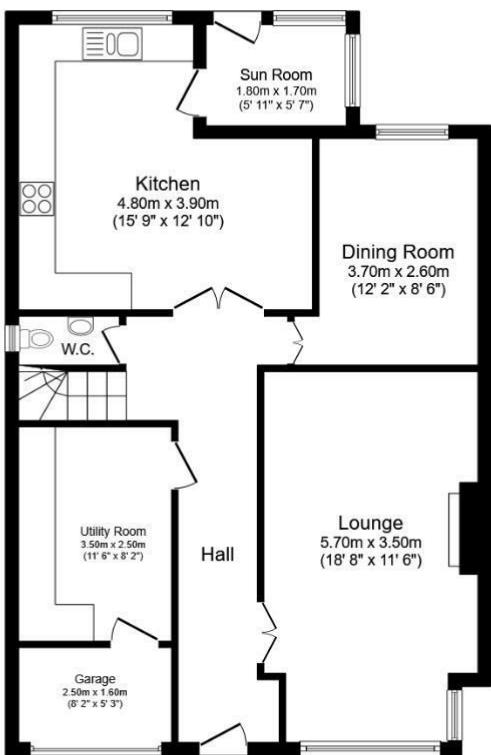


## Property Images



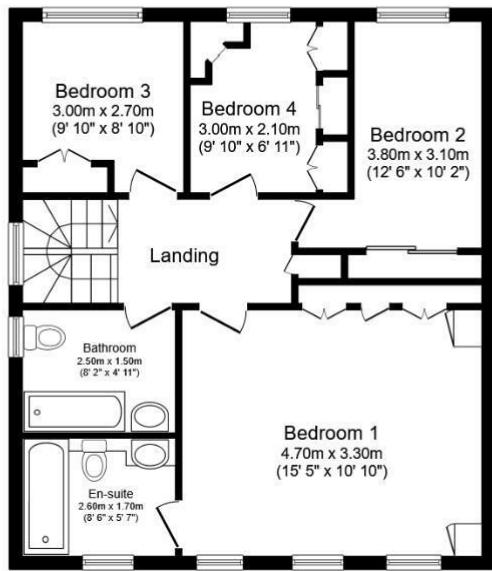
## Property Images





Ground Floor

Floor area 83.3 sq.m. (897 sq.ft.)



First Floor

Floor area 65.4 sq.m. (704 sq.ft.)

Total floor area: 148.8 sq.m. (1,601 sq.ft.)

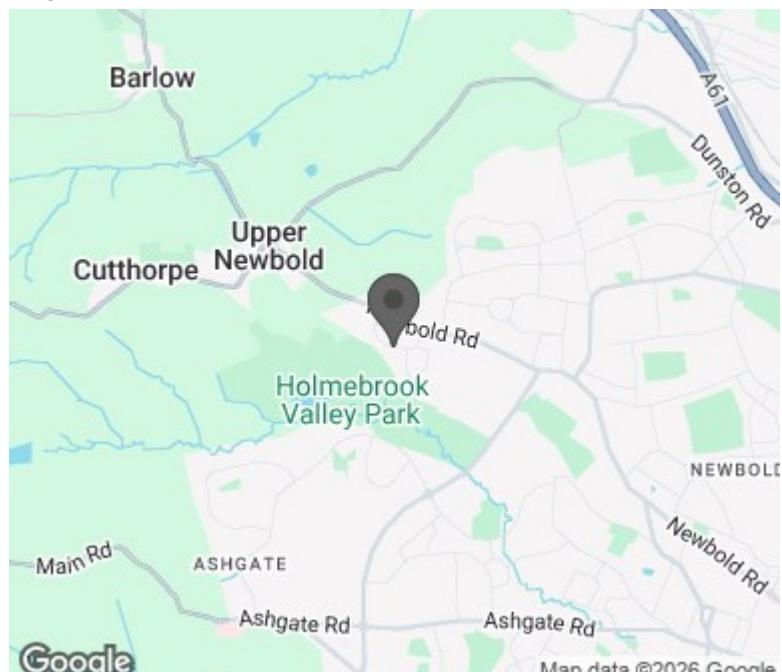
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)

## EPC

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

### Map



\*GUIDE PRICE OF £375,000 to £380,000

**OFFERED WITH NO CHAIN! HIGHLY WELL MAINTAINED! Spacious Four-Bedroom Detached Family Home in Sought-After Upper Newbold! SOUTH FACING GARDENS & SOLAR PANELS!**

Situated in the desirable area of Upper Newbold, just a short stroll from Holmebrook Valley Park, this beautifully presented four-bedroom detached home is ideal for growing families. With excellent local schools within the catchment area and fantastic recreational space nearby, this property offers both convenience and comfort in equal measure.

Upon entering, you are welcomed into a bright hallway leading to a generously sized lounge featuring a charming gas fire—perfect for cosy evenings. The home also boasts a separate dining/sitting room that overlooks the rear garden, ideal for entertaining or family gatherings.

The modern kitchen diner comes fully fitted with integrated appliances, offering plenty of space for cooking and casual dining. A sun room at the rear of the property provides a peaceful spot to relax, while a downstairs WC and converted utility room add extra practicality.

Upstairs, you'll find four bedrooms, including a main bedroom with a stylish en suite bathroom. The family bathroom features a modern three-piece suite with an overhead shower.

The home benefits from gas central heating, uPVC double glazing, and owned solar panels, which not only reduce energy bills but also generate an annual income of around £2000 pa.

Outside, the enclosed, south-facing rear garden is designed for low maintenance and perfect for enjoying the sunshine. To the front, a block-paved driveway provides off-street parking for up to three cars, along with an integral garage, part of which has been converted for additional utility space.

This is a fantastic opportunity to secure a spacious, energy-efficient home in a prime family-friendly location. Call Hunters to view now!

FREEHOLD | TAX BAND E | EPC RATING B

- DETACHED FAMILY HOME • LOUNGE WITH FEATURE GAS FIRE • MODERN KITCHEN DINER • FOUR BEDROOMS • BATHROOM AND EN SUITE • SOUTH FACING REAR GARDEN • DRIVEWAY AND INTEGRAL GARAGE • CALL HUNTERS NOW • SOLAR PANELS FOR FREE DAY TIME ELECTRIC GENERATING £2kPA INCOME • NO CHAIN - AVAILABLE IMMEDIATELY