



44 Cherry Tree Drive, Duckmanton, Chesterfield, S44 5JL

- THREE BEDROOMS
- STUNNING VIEWS
- DETACHED GARAGE
- NO CHAIN
- SEMI DETACHED
- DRIVEWAY PARKING

Offers In The Region Of £215,000

HUNTERS®
HERE TO GET *you* THERE

NO CHAIN - GOOD SIZED FAMILY HOME - THREE BEDROOM SEMI DETACHED PROPERTY

Perfect location for transport links including motorway J29A. Local shops and amenities are within the area. Schools are within the local catchment area and green space is all around.

The ground floor of this property comprises the hallway through to spacious lounge area with bay window.

Leading into the kitchen/diner then into the conservatory with double doors to the garden with stunning views.

Ascending to the first floor, you will find three well-proportioned bedrooms and a family bathroom with bath and overhead shower.

Outside the property, to the front there is driveway parking and to the rear of the property is a generous garden area, with stunning far-reaching views overlooking open green fields. As well as detached garage!

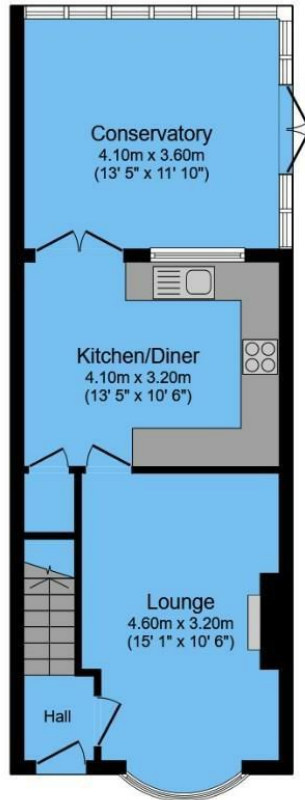
Gas central heating and double glazing.

Contact hunters today to book in your viewing!

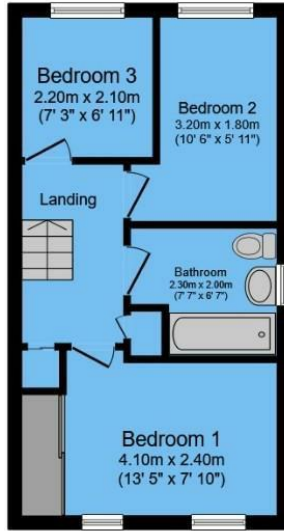
FREEHOLD - COUNCIL TAX BAND B







Ground Floor




First Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 78.3 sq.m. (843 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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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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