



Hunters Walk, Chesterfield S40 1GB

william
h brown

welcome to

Hunters Walk, Chesterfield

An exceptional modern home offering accommodation over 3 floors. The property features a living/kitchen/diner, separate lounge, utility, WC, 4 double bedrooms, the principal bedroom having en-suite, and family bathroom. Externally the property offers rear parking EV charger, garage and mature garden

Entrance Hall

Double glazed exterior door opens into a welcoming entrance hall with

Snug/Lounge

The property features a separate snug/lounge - Currently utilised as a playroom, this space would lend itself to a range of uses and features fitted carpet, radiator and double glazed window to the front elevation.

Living/Kitchen/Diner

The heart of the home! This impressive space is the perfect hub for busy family life, with space for cooking, seating and formal dining. The kitchen is fitted with a selection of wall base and drawer units providing ample storage, with complimentary worktops and matching upstands completing the modern styling of the space. The kitchen offers the benefit of double eye-level ovens, gas hob with fitted extractor hood over, integral microwave and integral fridge/freezer. The counter tops also incorporate a stainless steel sink and drainer unit with mixer tap over. Tiled flooring flows through the space into the living/dining area beyond. This space sits before bi-folding doors opening to the garden, making this a fantastic spot for summer entertaining. With radiator and useful under-stairs storage cupboard.

Utility

This functional space is fitted with a further selection of wall and base units providing additional storage. Space is provided for a free-standing washing machine and tumble dryer, and the counter-tops incorporate a second stainless steel sink and drainer unit. With tiled flooring, radiator and double glazed window to the side.

Wc

A must have in a modern home - Fitted with low level WC and hand-wash basin. With partial tiling, radiator and frosted double glazed window.

First Floor Landing

Carpeted stairs ascend to a central landing area with stairs to the second floor and doors to:

Bedroom Three

Currently utilised as a spacious lounge, this comfortable double bedroom features fitted carpet, radiator and two double glazed windows to the rear.

Bedroom Four

A generous double bedroom benefitting from fitted carpet, radiator and two double glazed windows to the front elevation.

Family Bathroom

Fitted with a modern white suite comprising panel bath with mains powered shower above and fitted glass shower screen, floating hand-wash basin and low level WC. The bathroom benefits from tiled walls, tiled flooring, chrome heated towel rail and frosted double glazed window.

Second Floor Landing

Carpeted stairs ascend to a second landing area with the benefit of a fitted storage cupboard. With doors to:

Bedroom One

A generous double bedroom benefitting from a suite of fitted wardrobes providing ample storage. With fitted carpet, radiator and two double glazed windows to the rear.

En-Suite Shower Room





Having a chrome and glass corner shower with mains powered shower, floating hand-wash basing and low level WC. With partial tiling to the walls, tiled flooring, chrome heated towel rail and frosted double glazed window.

Bedroom Two

A generous double bedroom featuring fitted carpet, radiator and two double glazed windows to the front elevation.

Garage

The property benefits from a brick-built garage to the rear providing additional parking or storage as required. With manual up and over door and personnel door to the side leading to the garden.

Outside

The property sits back from the road with an attractive lawn frontage adding to the property's kerb appeal. To the rear, the property benefits from a mature lawned garden with patio area for summer entertaining. With fenced boundaries. The property also offers parking to the rear, together with an EV charging point.



view this property online williamhbrown.co.uk/Property/CSF105041



welcome to

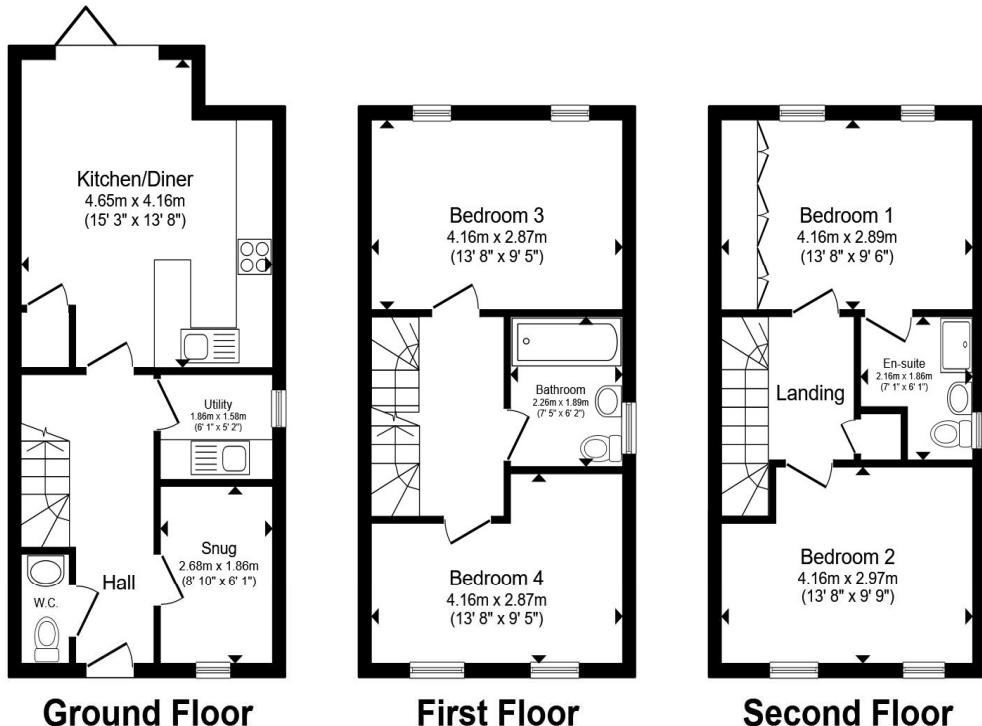
Hunters Walk, Chesterfield

- Council Tax Band C
- Modern Family Home
- Accommodation over Three Floors
- En-Suite to Principal Bedroom
- Ground Floor WC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£314,995



Total floor area 104.9 m² (1,129 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). Powered by www.propertybox.io

view this property online williamhbrown.co.uk/Property/CSF105041



Property Ref:
CSF105041 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk

