

HUNTERS®

HERE TO GET *you* THERE

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

Offers In The Region Of £315,000

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract



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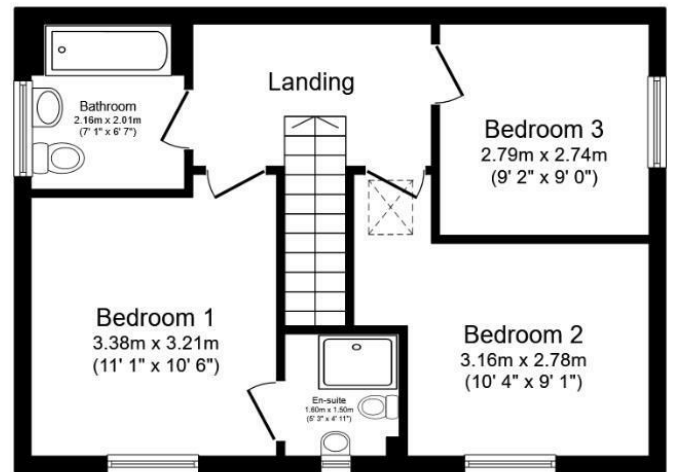
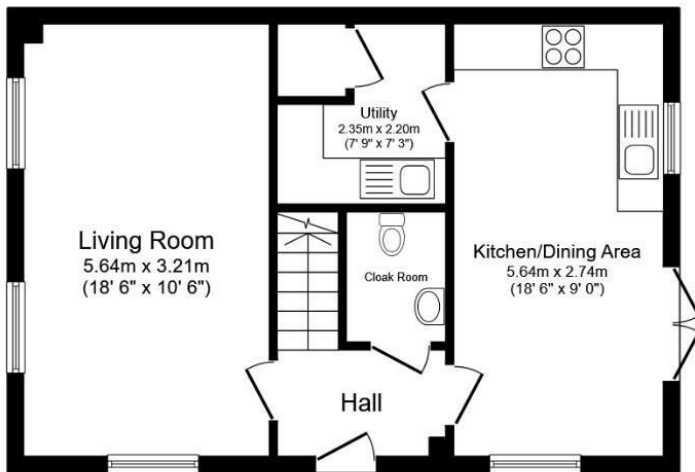


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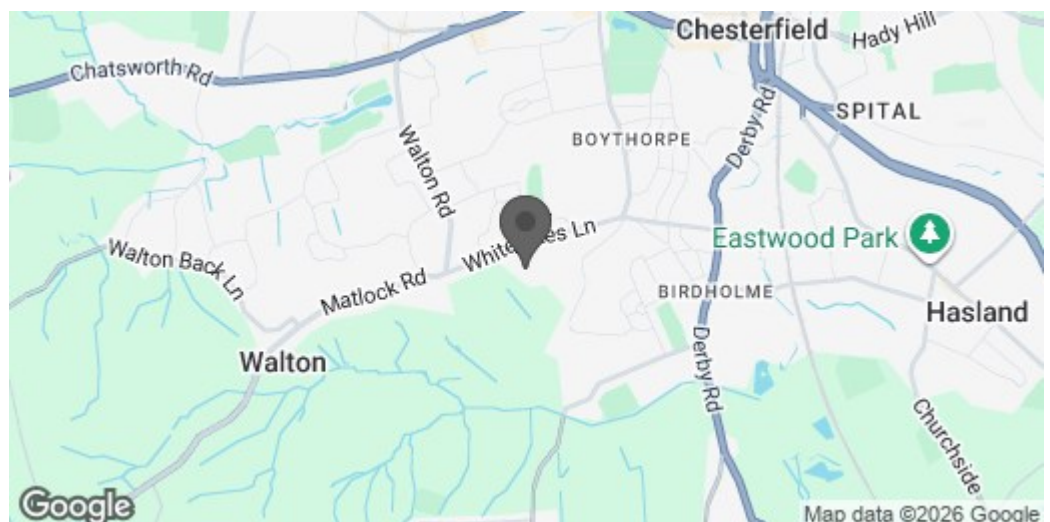


Total floor area: 92.6 sq.m. (997 sq.ft.)

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

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