

# HUNTERS<sup>®</sup>

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# SOLED

subject to contract

**9 Cornwall Drive, Grassmoor, Chesterfield, S42 5DX**

- THREE BEDROOM SEMI
- POPULAR LOCATION
- DRIVE & GARAGE
- CUL DE SAC
- SOUTH FACING REAR GARDEN
- WELL PRESENTED THROUGHOUT

**Offers In The Region Of £195,000**



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## THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH DRIVEWAY PARKING, GARAGE & BEAUTIFULLY LANDSCAPED REAR GARDEN

Situated on the sought-after south side of Chesterfield in the popular residential area of Grassmoor, this well-presented three-bedroom semi-detached home is ideally positioned within a desirable cul-de-sac. The property benefits from being within the catchment area for well-regarded schools, close to South Chesterfield Golf Club, a range of local village amenities, and offers convenient access to Chesterfield Town Centre and the M1 motorway (J29), making it perfect for commuters and families alike.

Internally, the accommodation is well maintained throughout. The ground floor comprises an inviting entrance porch leading into a spacious and comfortable lounge. An inner hallway provides access to a well-appointed kitchen/diner, offering ample space for family dining. The kitchen also benefits from a useful pantry for additional storage and direct access to the rear garden.

To the first floor, the property offers two generous double bedrooms, a single bedroom, and a modern combined bathroom/WC, finished to a contemporary standard.

The home further benefits from gas central heating and uPVC double glazing throughout.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking and access to a detached garage, offering additional storage or potential workshop space. To the rear, you will find a beautifully landscaped SOUTH FACING garden, designed for low maintenance and enjoyment, featuring a combination of patio and lawn areas - perfect for outdoor dining, entertaining, or simply relaxing in a private setting.

This fantastic home is ideal for first-time buyers, growing families, or those looking to upsize, and early viewing is highly recommended to fully appreciate the accommodation and location on offer.

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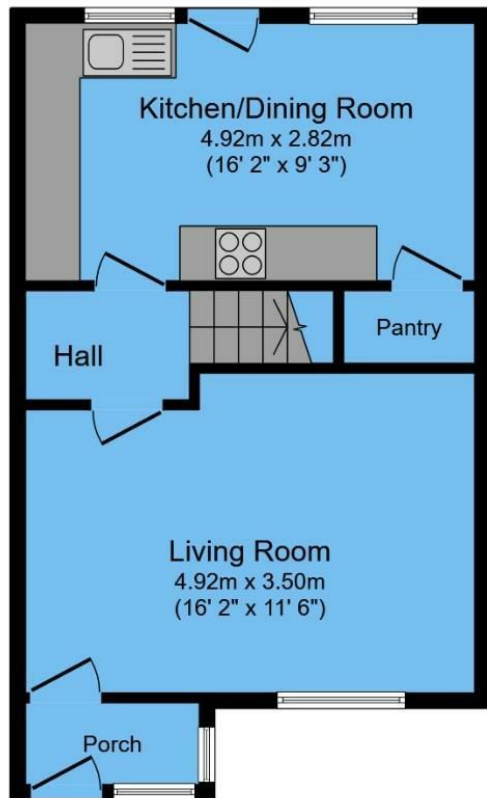
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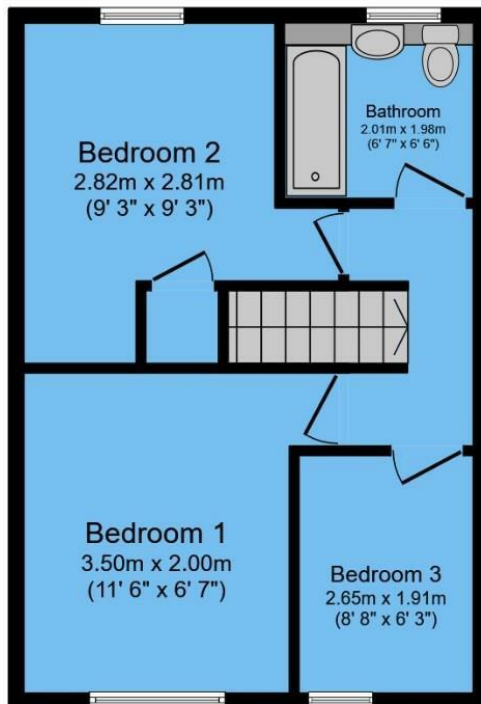
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**Ground Floor**



**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			
(69-80) C			79
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 74.0 sq.m. (796 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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