



33 Norwood Avenue, Hasland, Chesterfield, S41 0NN

- 3 double bedroom detached dormer bungalow
- Sought after residential area. Good sized plot
- Conservatory, 2 ground floor bedrooms, wet room
 - GCH and double glazed
- Larger than average detached garage
- Deceptively spacious and extended
- Entrance hall, lounge/diner, kitchen/diner
- First floor landing/study, further bed, separate w/c
 - Plenty of driveway and off street parking
- Fully enclosed rear garden. VIEWING ESSENTIAL!

£1,100 Per Month

HUNTERS®

HERE TO GET *you* THERE

Now Available!

A deceptively spacious, extended THREE DOUBLE BEDROOM detached dormer bungalow.

Situated in a sought after residential area on a great sized plot, with plenty of private driveway parking and off street parking to the front and side, a larger than average detached garage (approx 28' x 12') and a fully enclosed rear garden offering a good degree of privacy!

As we look inside, the property opens into a spacious entrance hall providing ample access to the two downstairs double bedrooms, each having built in storage and furniture, the downstairs family 3 piece bathroom/wetroom and the well sized kitchen with brand new draws/cupboard doors, integrated fridge freezer and gas hob. To the back of the property shows the extended lounge/diner/conservatory providing ample living space.

The living room also houses the stairwell into the first floor. This opens up into landing/study/storage area, separate WC and a further double bedroom with storage.

The property is all Gas Central Heated and Double Glazed.

EPC: D

Council Tax: D - Chesterfield Borough Council

Ideally situated for local amenities in Hasland and sought after schools. Handy for access to the town centre and the M1, via junction 29.

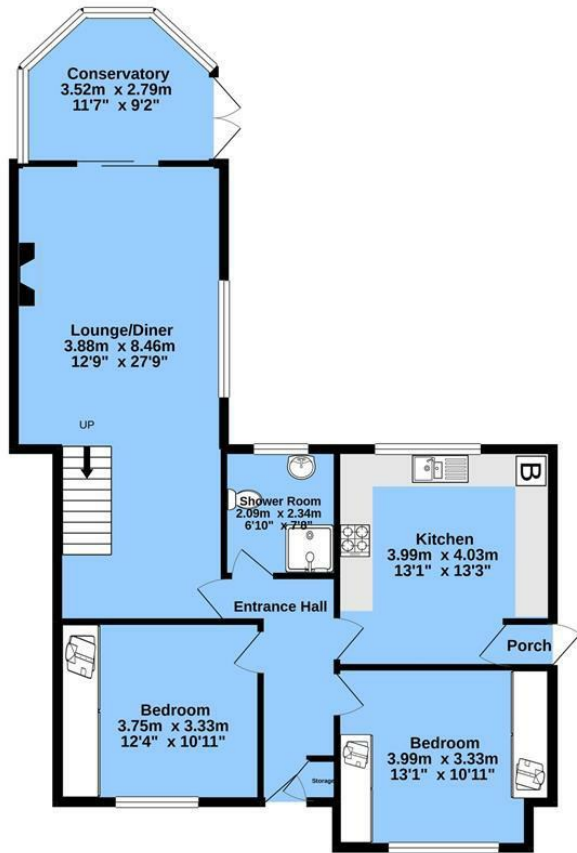
DON'T MISS OUT - ARRANGE YOUR VIEWING NOW!!!

Working applicants or guarantor required.

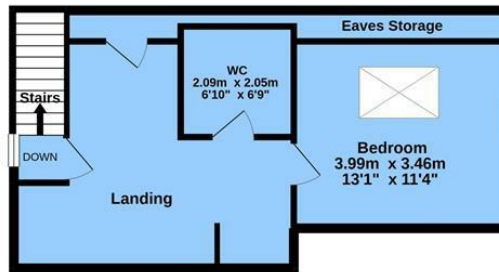
Contact Hunters today to organise a visit.
Calls answered 24/7!







1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 131.9 sq.m. (1420 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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 | 66 | | |
| (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

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