

# HUNTERS®

HERE TO GET *you* THERE

**189 Middlecroft Road South, Staveley, Chesterfield, S43 3NQ**  
**Guide Price £350,000**

## Property Images



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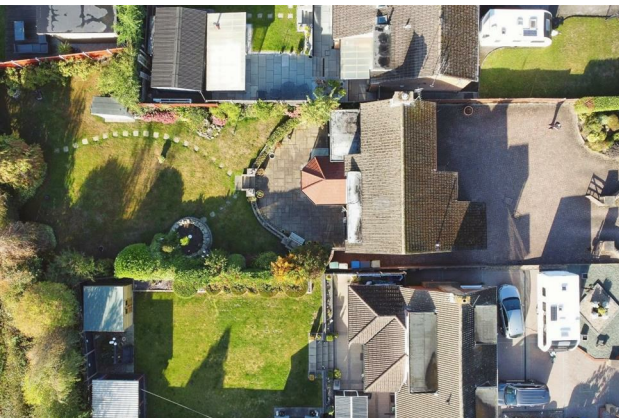
## Property Images

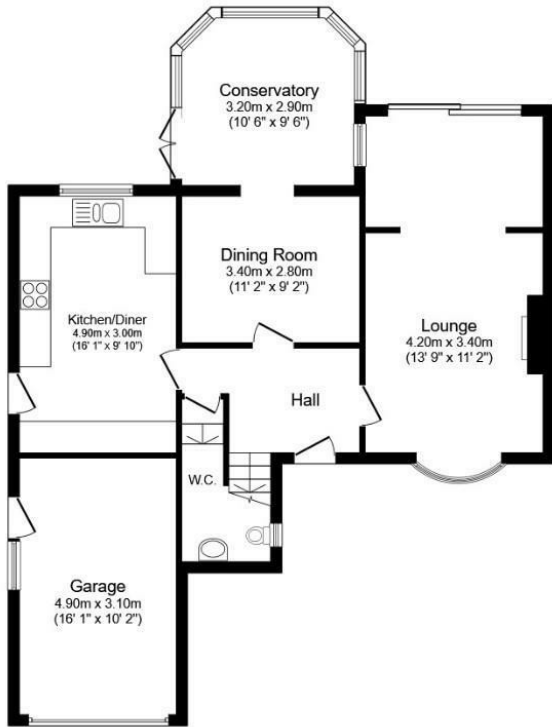


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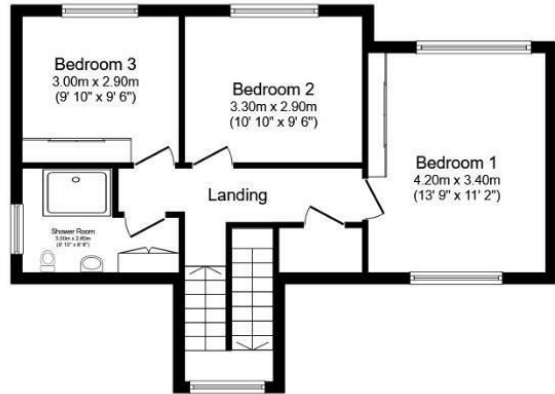
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**Ground Floor**

Floor area 84.7 sq.m. (912 sq.ft.)



**First Floor**

Floor area 50.1 sq.m. (539 sq.ft.)

Total floor area: 134.8 sq.m. (1,451 sq.ft.)

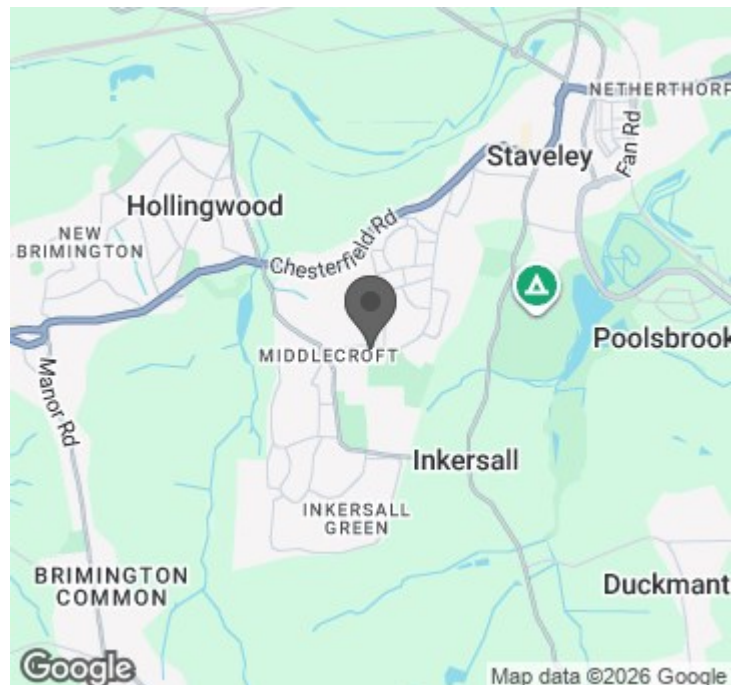
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Map**



**\*\* NEW LOWER GUIDE PRICE £350,000 TO £360,000\*\***

**A PROPERTY WHICH OFFERS HUGE POTENTIAL TO DEVELOP & EXTEND** (subject to planning permission)! This individually designed three double bedroom detached home is offered to the market with **NO UPWARD CHAIN** and occupies a generous plot in the popular area of Inkersall, situated to the east side of Chesterfield!

Ideally located within the catchment area for Springwell Community School and Inkersall Primary, the property is also well-served by a range of local village amenities, making it an excellent choice for families and professionals alike.

Inside, the accommodation is well laid out and generously proportioned. The ground floor comprises a welcoming entrance hallway, a light-filled extended lounge, a separate dining room which leads through to a warm roof conservatory—perfect as a second sitting area or garden room—and a stylish, modern kitchen diner complete with integrated appliances such as dishwasher, washing machine, tumble dryer, fridge freezer, microwave, and ample storage. Finishing off the ground floor is a downstairs cloakroom comprising of a WC and a WHB. Remote controlled blinds to the lounge windows and kitchen.

Upstairs, there are three well-proportioned double bedrooms, bedroom 1 and 3 benefitting from fitted furniture, all beautifully presented, along with a contemporary three-piece shower room, and landing with large store cupboard.

Set back from the road, the property boasts a spacious driveway providing off-road parking for six to seven vehicles, along with an attached garage featuring an electric door and side door. To the rear, a mature, south-facing garden offers a private and peaceful retreat, backing onto open playing fields for added space and privacy.

#### Property Details

This versatile family home is perfectly suited for elderly / disabled living or anyone seeking the convenience of bungalow-style accommodation. Thoughtfully adapted with accessibility in mind, the property features a professionally installed large front door ramp, providing easy, step-free access. Inside, the current owners have added a high-quality Stiltz Compact Home Lift, installed approximately three years ago and still in excellent, like-new condition. These additions make everyday living more comfortable and accessible, without compromising on style or space.

With its spacious layout, attractive plot, and desirable location, this unique home offers an excellent opportunity for those seeking a high-quality property in a well-connected village setting. Early viewing is strongly advised to fully appreciate all it has to offer. Call Hunters now!

The property benefits from gas central heating via a combi boiler and uPVC double glazed windows throughout, ensuring energy efficiency and comfort. Verisure, full alarm system, with internal cameras and smoke screen.

FREEHOLD | TAX BAND C | EPC RATING D

#### DISCLOSURE

##### ADVERT & DESCRIPTION DISCLAIMER:

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.

##### BUYERS AML FEE DISCLOSURE:

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, we will securely manage these checks. Once an offer is accepted (subject to contract), a secure link for you to complete the biometric checks electronically. A non-refundable fee of £62.50 + VAT (£75.00 inc VAT) per person will apply for these checks. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

- **INDIVIDUALLY DESIGNED HOME • NO UPWARD CHAIN • EXTENDED LOUNGE • MODERN CONSERVATORY • THREE GOOD SIZED BEDROOMS • SOUTH FACING REAR GARDEN • DRIVEWAY AND GARAGE • CALL HUNTERS NOW**

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HERE TO GET *you* THERE

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email: [Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.co>

