







11 Hulford Street

Dunston • Chesterfield • S41 9SF

£525,000

Welcome to this spacious, modern, and beautifully presented five-bedroom detached family home, situated in the highly sought-after area of Dunston. The property enjoys excellent access to a range of local amenities, including shops, leisure facilities, and everyday conveniences, while being particularly well positioned for families with a selection of highly regarded schools nearby. Commuters will benefit from superb transport links, with convenient access to major road networks, the M1 motorway, and nearby train stations. Outdoor enthusiasts will appreciate the proximity to Linacre Reservoir and Holmebrook Valley Park, both offering attractive walking routes and open green spaces. Offering generous and versatile accommodation across three floors, this property provides an exceptional family home. The property is entered via a welcoming hallway, creating an impressive first impression. To the right is a versatile study, currently utilised as a snug, providing an ideal space for home working, a playroom, or an additional reception room. Also located on this floor is a convenient ground floor WC, along with useful built-in storage. Positioned at the rear of the property is the impressive open-plan kitchen diner. The kitchen is fitted with a modern range of gloss units in an L-shaped layout and incorporates integrated appliances, offering both style and practicality. A separate utility room, accessed directly from the kitchen, provides additional storage and space for laundry appliances. The dining area offers ample room for family dining and entertaining, with French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The first floor accommodates two bedrooms, the family bathroom, and the main living room. The living room is positioned at the front of the property and is a particularly spacious reception room, ideal for family relaxation. Bedrooms three and four overlook the rear garden and are both generous double rooms, with bedroom four benefitting from fitted wardrobes. The family bathroom is fully tiled and fitted with a modern four-piece suite comprising a bath, separate shower cubicle, wash basin, and WC. The second floor provides three further bedrooms. The principal bedroom is an impressive front-facing double room featuring a dedicated dressing area with fitted wardrobes. The room is further enhanced by a spacious ensuite shower room fitted with a shower cubicle, wash basin, and WC. Bedrooms two and five both overlook the rear garden. Bedroom two is another generous double room, currently utilised as a home office and gym space, while bedroom five is a well-proportioned single room benefitting from fitted wardrobes and offering flexibility as a bedroom, dressing room, or study. Externally, the rear garden has been attractively landscaped and is enclosed, creating a private environment for families and entertaining. A generous patio area provides ample space for outdoor seating before leading down to a level, easy-to-maintain lawn surrounded by established shrubs, trees, and planting. To the front of the property, a driveway provides off-road parking for two vehicles and leads to the attached single garage, offering additional storage and practicality.





- Spacious Five Bedroom Detached Family House
- Modern Open Plan Kitchen Diner w/ Integrated Appliances
- Further Ground Floor Utility, Study & WC
- First Floor Spacious Living Room
- Two First Floor Double Bedrooms & Modern Four Piece Suite Bathroom

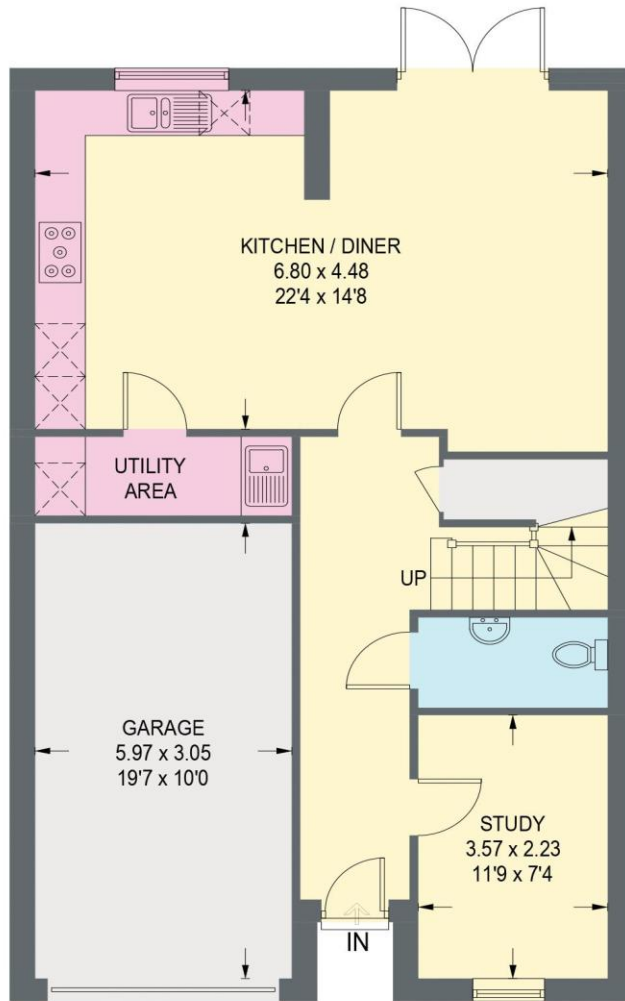
- Spacious Principle Bedroom w/ Dressing Area & Ensuite
- Two Further Good Sized Bedrooms
- Enclosed Landscaped Rear Garden & Patio
- Driveway Parking & Attached Single Garage
- Council Tax Band F/EPC Rating B



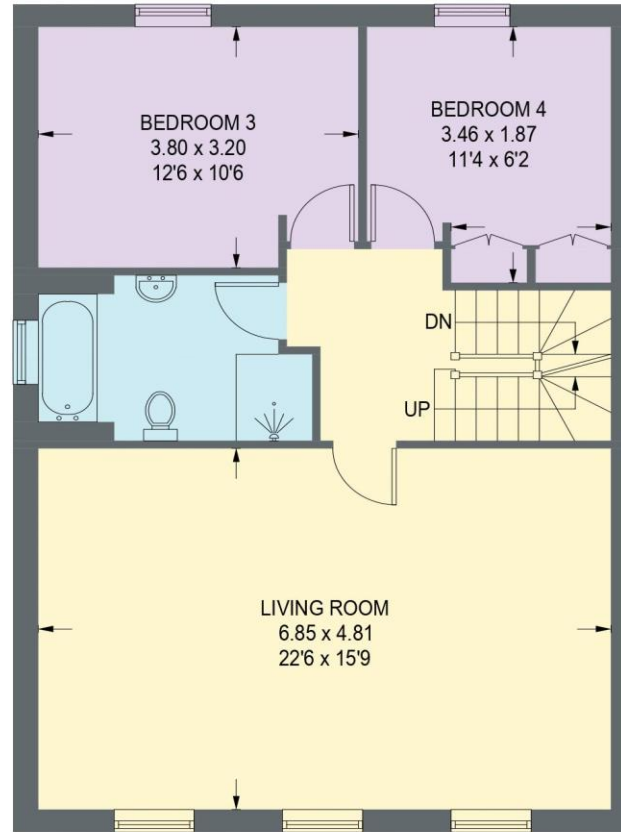


11 HULFORD STREET

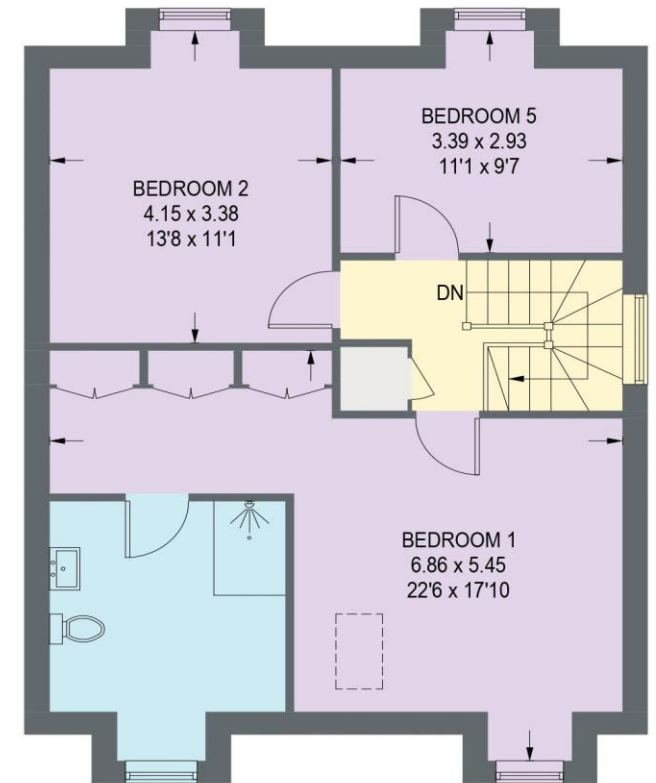
APPROXIMATE GROSS INTERNAL AREA = 207.2 SQ M / 2230.8 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
77.8 SQ M / 837.3 SQ FT



FIRST FLOOR = 70.9 SQ M / 763.2 SQ FT



SECOND FLOOR = 58.6 SQ M / 630.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1327084)

