





BAR



## 9 Hulford Drive

Dunston • Chesterfield • S41 9SG

£525,000

A modern five double bedroom, three-storey detached home, positioned in a quiet location on a desirable estate. The property benefits from excellent transport links, with Chesterfield town centre just a short drive away, alongside convenient access to commuter routes and the M1 motorway. A selection of local amenities are nearby, including shops, pubs and everyday conveniences, as well as well-regarded schools. The surrounding area also offers open countryside and walking routes, with the Peak District within easy reach and Holmebrook Valley Park close by. This property makes an ideal family home. The property is entered via a welcoming hallway. To the right is a separate study, offering an ideal snug or home office space. The second door on the right leads to a convenient ground floor WC, while the hallway also provides additional storage. To the rear of the property is the kitchen diner, fitted with a modern L-shaped kitchen featuring integrated appliances and ample space for family dining. Double doors open onto the rear garden, creating a bright and open living environment. To the first floor, the living room is positioned at the front of the property and is a spacious, well-proportioned room. Bedrooms three and five are also located on this floor, both overlooking the rear garden. Bedroom three is a double and benefits from fitted wardrobes, while bedroom five is also a double. A fully tiled, modern three-piece family bathroom is also located on this floor, comprising a bath, sink and WC. The second floor hosts the remaining bedrooms, all of which are doubles. The principal bedroom is positioned to the front and is a spacious room, benefiting from a walk-in wardrobe with fitted storage and a fully tiled three-piece ensuite, including a shower cubicle, sink and WC. Bedrooms two and four overlook the rear of the property, with bedroom two currently used as an additional reception space, though it is a double in size, and bedroom four also a double. Externally, the rear garden has been landscaped and is enclosed, offering a private outdoor space. It begins with a patio area ideal for seating, leading onto an easy-to-maintain lawn, with a further patio area to the rear featuring a hot tub. To the front, the property benefits from a driveway providing parking for multiple vehicles, along with an attached single garage.



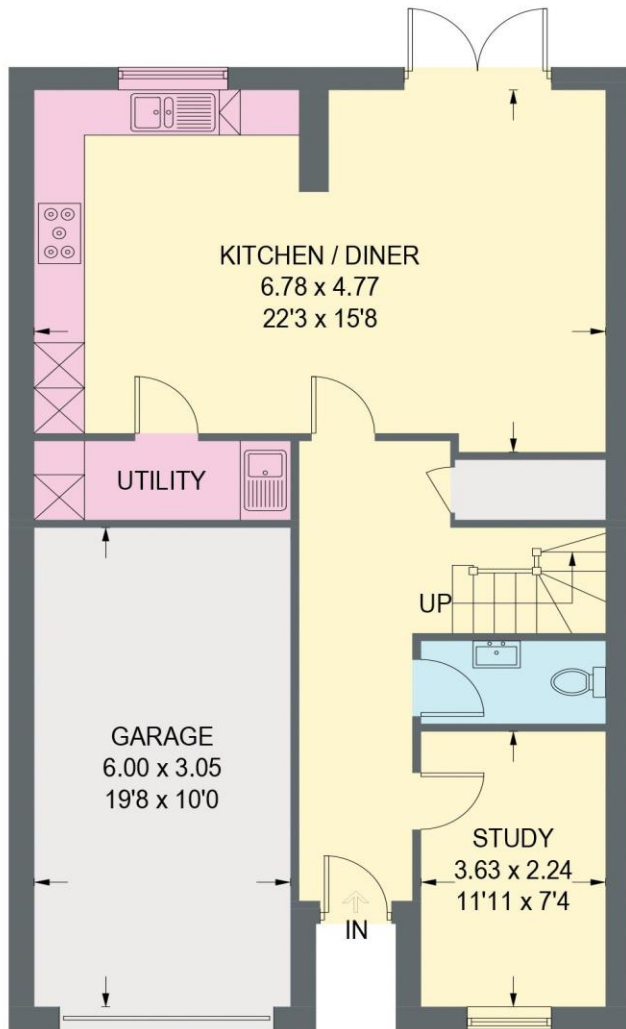


- Modern Five Double Bedroom Detached House
- Three Storey in a Quiet Position
- Spacious Kitchen Diner w/ Integrated Appliances
- Separate Study - Ideal For Home Office/Snug
- First Floor Living Room
- Five Double Bedrooms - Principle w/ Dressing Area & Ensuite
- Modern Family Bathroom
- Enclosed Landscaped Rear Garden
- Driveway Parking & Attached Single Garage
- Council Tax Band F/EPC Rating B

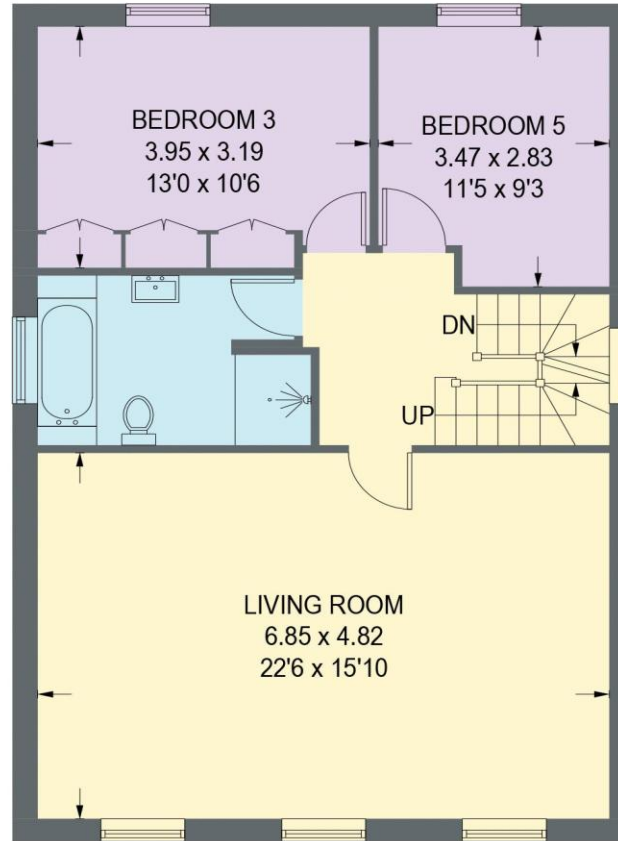


# 9 HULFORD DRIVE

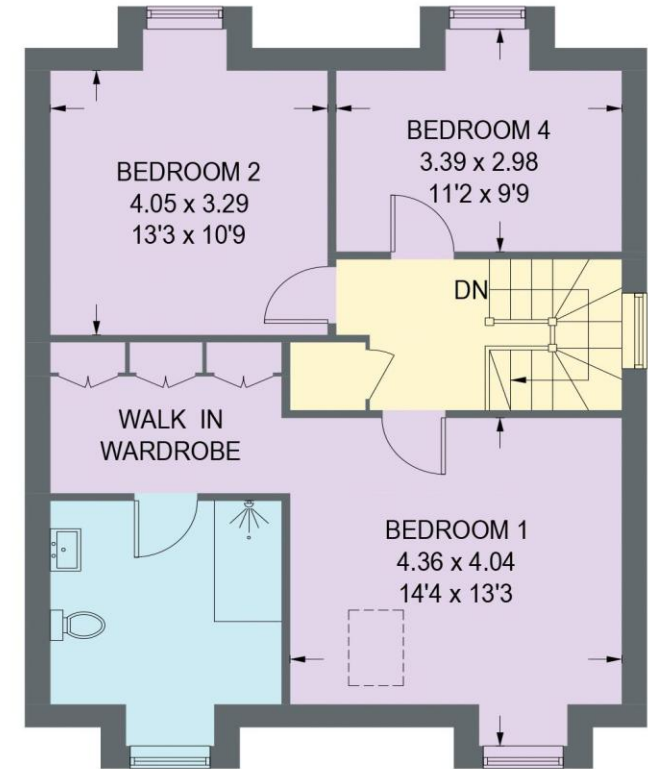
APPROXIMATE GROSS INTERNAL AREA = 207.4 SQ M / 2232.2 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR (INCLUDING GARAGE)**  
**80.0 SQ M / 860.9 SQ FT**



**FIRST FLOOR = 71.6 SQ M / 770.8 SQ FT**



**FIRST FLOOR = 55.8 SQ M / 600.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1307390)



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