

# HUNTERS®

HERE TO GET *you* THERE

7 Wildflower Close, Calow, Chesterfield, S44 5FJ

Fixed Asking Price £365,000 - £400,000

## Property Images

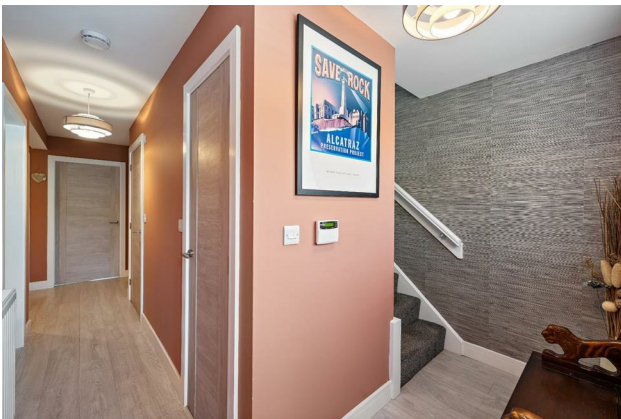




# HUNTERS®

HERE TO GET *you* THERE

## Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





TOTAL AREA: 148.68 m²

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map





Nestled at the end of a quiet cul-de-sac in the highly sought-after residential area of Calow, this BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME enjoys a prime position with STUNNING, FAR REACHING FIELD VIEWS to the rear. Offering spacious and flexible living accommodation, the property is ideally located for easy access to local amenities, reputable schools, Chesterfield Royal Hospital, Chesterfield town centre, and the M1 (J29A), making it perfect for families and commuters alike.

Upon entering, you're welcomed into a bright hallway that leads through to a stylish fitted kitchen diner complete with integrated appliances. The kitchen flows seamlessly into a spacious lounge, featuring a charming multi-fuel burner — ideal for cosy evenings. A versatile ground floor bedroom benefits from a modern three-piece en suite shower room, while a convenient ground floor WC adds further practicality.

Upstairs, the property offers three further well-proportioned bedrooms and a contemporary four-piece family bathroom, complete with a separate shower cubicle and bath.

The home is equipped with gas central heating and uPVC double glazed windows throughout for year-round comfort and energy efficiency. Owned solar panels which generate an income to the property.

Outside, the enclosed rear garden is a peaceful retreat, boasting a patio and lawned area that enjoys privacy and countryside views. To the front, a block-paved driveway provides ample off-road parking for 3–4 vehicles, complemented by a detached garage offering additional storage potential.

This modern and well-appointed home ticks all the boxes for contemporary family living in a desirable location — early viewing is highly recommended. Call Hunters now!

Freehold - Service is charged yearly for the sewage pump and servicing. This is managed by the residents of Wildflower Close & 71 Blacksmith Lane. £400 payable in 2 sums £200 June & £200 December. Tax Band D, EPC Rating B.

- END OF CUL DE SAC • FAR REACHING FIELD VIEWS • FITTED KITCHEN DINER • LOUNGE WITH MULTI FUEL BURNER • FOUR GREAT SIZED BEDROOMS • MODERN FAMILY BATHROOM • ENCLOSED REAR GARDEN • CALL HUNTERS NOW