



6 Cotterhill Lane, Brimington, Chesterfield, S43 1NL

- Superb 2 bed detached bungalow
 - Fully modernised
 - Spacious Lounge
 - Modern Bathroom
- MUST BE SEEN! Potential to extend.
- Fantastic garden - lots of outbuildings
 - Entrance hall
 - Modern Kitchen Diner
- Modern uPVC double glazed & combi boiler
- Detached garage & driveway

Offers In The Region Of £325,000

HUNTERS®

HERE TO GET *you* THERE

Located in the popular village of Brimington, close lots of local amenities is this very well presented 2 bed detached bungalow.

Being fully modernised over recent years the property is available now for viewings!

Located on a flat plot, with a slight sloping drive, with fabulous larger than average garden - the accommodation comprises:-

Spacious entrance hall connecting all rooms. A large lounge with feature fireplace. 2 Double bedrooms, modern Bathroom with bath & shower over.

Large spacious fitted kitchen diner with walk in store.

Externally there are gardens to front & rear. At the rear is a patio area overlooking the lawn. Well stocked borders & offering a great degree of privacy. There is a great selection of outbuildings:- 2 sheds and a large greenhouse.

The driveway provides parking and access to the detached garage.

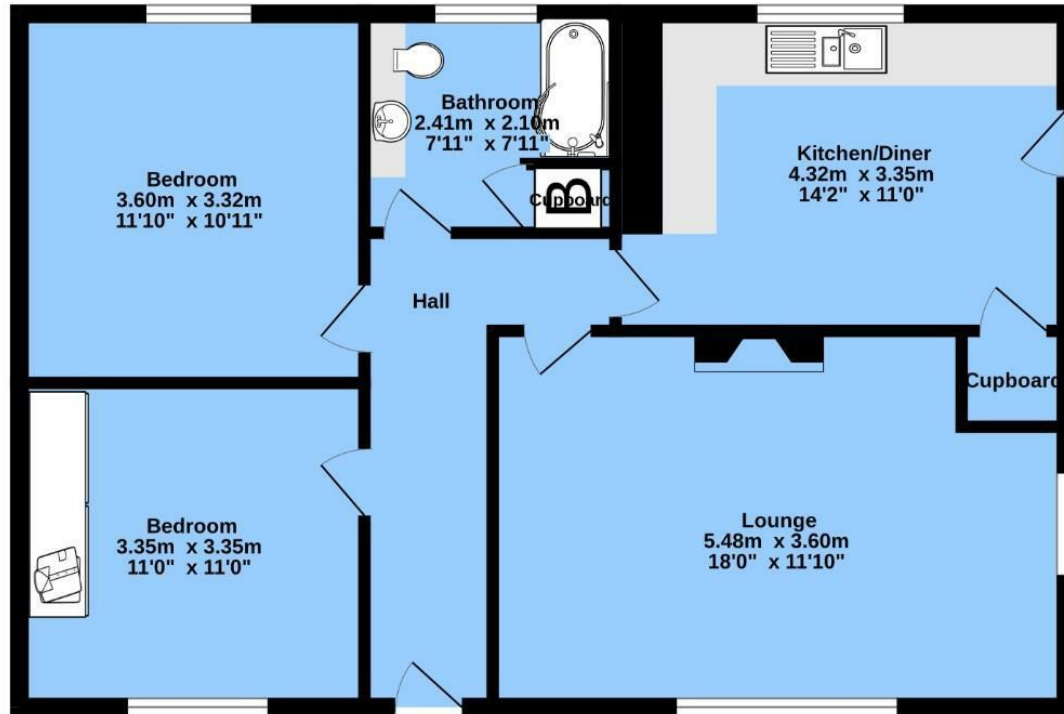
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Chesterfield Borough Council Band C - Freehold





GROUND FLOOR
70.7 sq.m. (761 sq.ft.) approx.



TOTAL FLOOR AREA: 70.7 sq.m. (761 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metroplex 62025

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		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(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

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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