



34 Hillside Drive, Walton, Chesterfield, S40 2DB

- FOUR BEDROOMS
- HEAD OF A CUL DE SAC
- DRIVEWAY PARKING
- DETACHED FAMILY HOME
- WESTERLY FACING REAR GARDEN
- INTEGRAL GARAGE

Guide Price £260,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £260,000 to £270,000

**DETACHED, FOUR BEDROOM FAMILY HOME IN A
HIGHLY SOUGHT AFTER LOCATION!**

**NEVER BEEN ON THE MARKET BEFORE - TAKE A
LOOK AT THIS DETACHED HOUSE READY TO MAKE
YOUR OWN - this property comprises:- entrance hall,
lounge, downstairs WC, dining area with patio doors
out onto the rear garden & open into the kitchen.**

**To the first floor are four bedrooms (one with fitted
wardrobes & another one with storage cupboard
housing the gas central heating combi boiler) & the
combined bathroom / WC.**

**AT THE HEAD OF A CUL DE SAC - externally there is
driveway parking & INTEGRAL GARAGE - the rear
garden, is WESTERLY FACING**

**Located in a popular estate to the West of the Town
centre - HIGHLY SOUGHT AFTER LOCATION close to
local amenities & out towards the Peak District &
Matlock.**

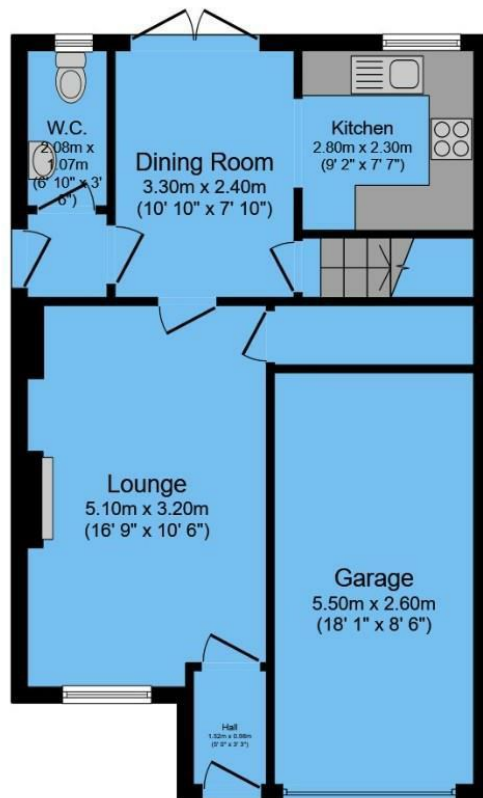
Gas central heating & uPVC double glazed.

FREEHOLD | COUNCIL TAX BAND C

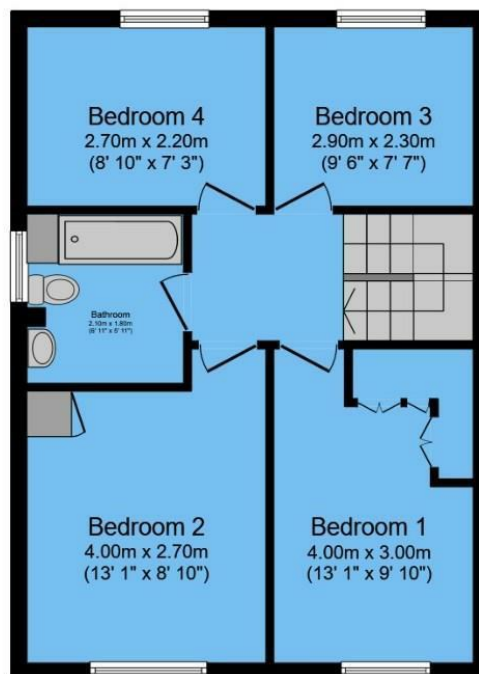
**VIEWINGS BY APPOINTMENT ONLY - CALL
HUNTERS TO BOOK YOURS NOW!**







Ground Floor



First Floor

Total floor area 106.4 sq.m. (1,145 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.



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		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(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

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