



## 33 & 35 DEVELOPMENT OPPORTUNITY - Hollin Hill Road, Clowne, Chesterfield, S43 4AX

- NO CHAIN
- TWO PROPERTIES
- ASK FOR MORE DETAILS
- ON THE MARKET TO BE SOLD
- GREAT DEVELOPMENT OPPORTUNITY
- VIEW NOW

**Offers In The Region Of £350,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**OFFERED WITH NO CHAIN - FIVE BEDROOM  
DETACHED HOUSE WITH 1.25 ACRES OF LAND  
WHICH OFFERS A HUGE AMOUNT OF FLEXABILITY -  
currently split into two properties but can be sold together!**

Nestled on Hollin Hill Road in the charming village of Clowne, Chesterfield, this semi-detached house, dating back to before 1900, presents a unique opportunity for prospective buyers. With three well-proportioned bedrooms and a family bathroom, this property is ideal for families or those seeking a peaceful retreat. The inviting lounge and kitchen provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

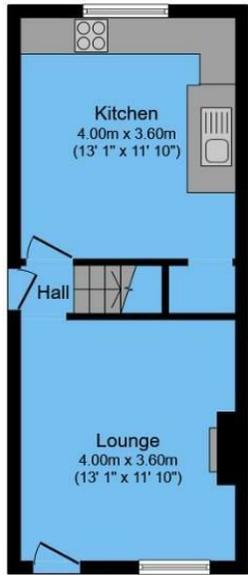
One of the standout features of this property is the impressive amount of land it encompasses, spanning 1.25 acres. This substantial plot offers immense potential for development, making it an attractive proposition for those looking to expand or enhance their living space. The gated access to the side of the property leads directly to the expansive grounds, providing ample room for outdoor activities, gardening or smallholding.

Additionally, the property boasts parking for many vehicles, ensuring convenience for residents and guests alike. The house is being sold chain-free, allowing for a smooth and straightforward purchase process.

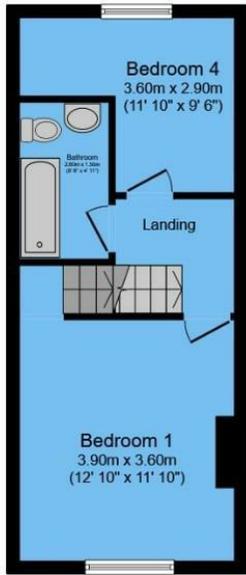
**PLEASE ASK FOR MORE INFORMATION!**



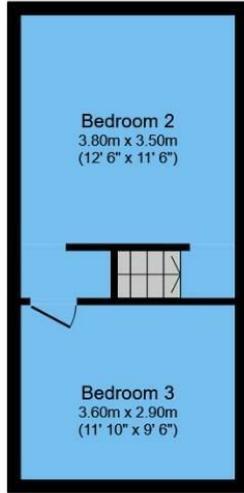




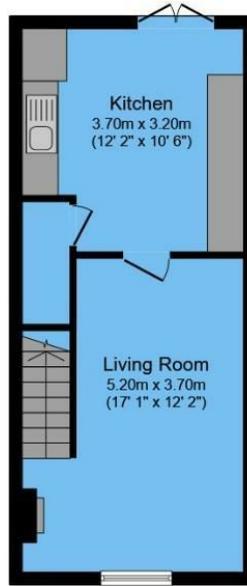
35 - Ground Floor



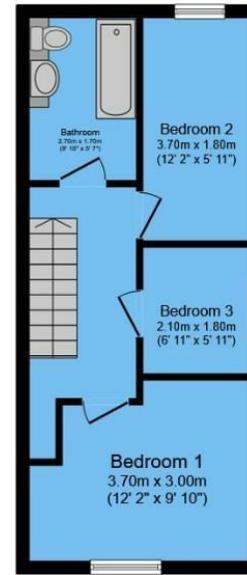
35 - First Floor



35 - Second Floor



33 - Ground Floor



33 - First Floor

## 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) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	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

Total floor area 159.1 sq.m. (1,713 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.



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