



11 Kentmere Way, Staveley, Chesterfield, S43 3TW

- FULLY MODERNISED BY CURRENT OWNERS
 - SPACIOUS LOUNGE
 - 3 PIECE SUITE BATHROOM
 - DRIVEWAY PARKING
- MODERN KITCHEN DINER
- 3 GOOD SIZED BEDROOMS
- EASY TO MAINTAIN GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £220,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this BAY WINDOWED, THREE BEDROOM SEMI DETACHED HOUSE.

Situated in Staveley, with good access to local amenities, Poolsbrook Country Park, schools & Chesterfield Town Centre the property is also well placed for the M1 J29A & 30.

FULLY MODERNISED BY CURRENT OWNERS WITH OPEN COUNTRYSIDE VIEWS TO THE REAR.

Downstairs, this property comprises of an entrance hall, modern fitted kitchen diner with bay window, spacious lounge which leads into the conservatory with new roof (with 10 year warranty) converting the room into a much more usable space, and a WC.



Going upstairs, there are three well proportioned bedrooms (two benefitting from having new windows), and a modern three piece suite bathroom with overhead shower.

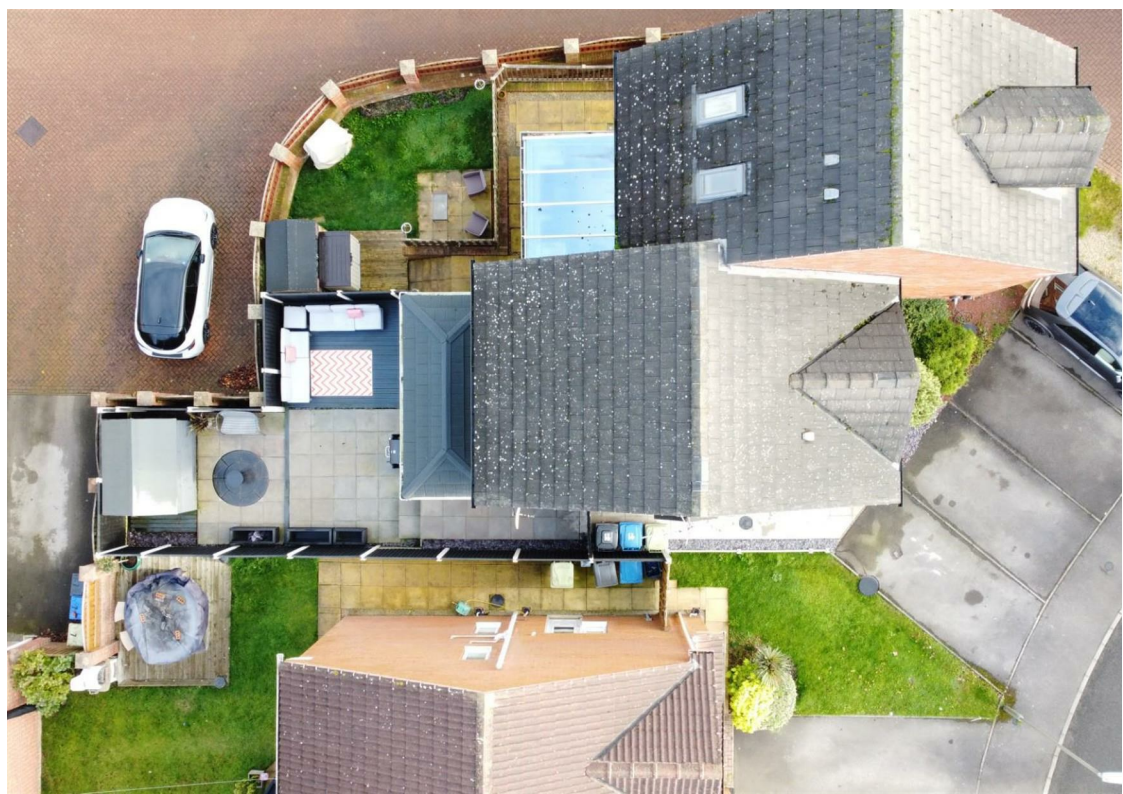
Gas central heating (combi boiler fitted Oct 2024 with a 5 year warranty) and uPVC double glazed windows.

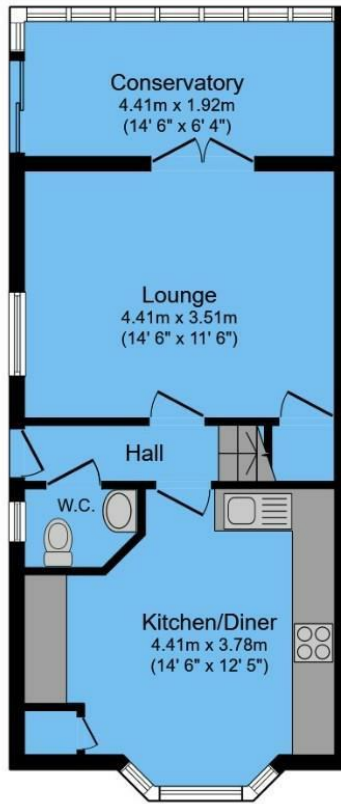
To the rear there is an easy to maintain patio garden. Driveway parking at the front for two cars.

Don't miss out on making this beautiful property your home, call Hunters to book your viewing now!

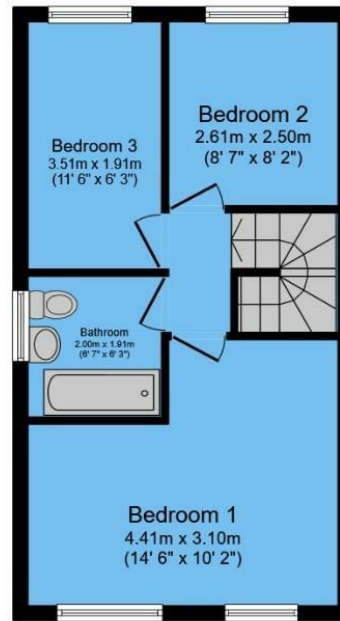
Freehold, Tax Band B, EPC Rating C.







Ground Floor



First Floor

Total floor area 83.3 m² (896 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		86
(81-91) B		
(69-80) C	72	
(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

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