

# HUNTERS®

HERE TO GET *you* THERE

**5 Cairn Drive, New Whittington, Chesterfield, S43 2EX**

**Guide Price £275,000**

## Property Images





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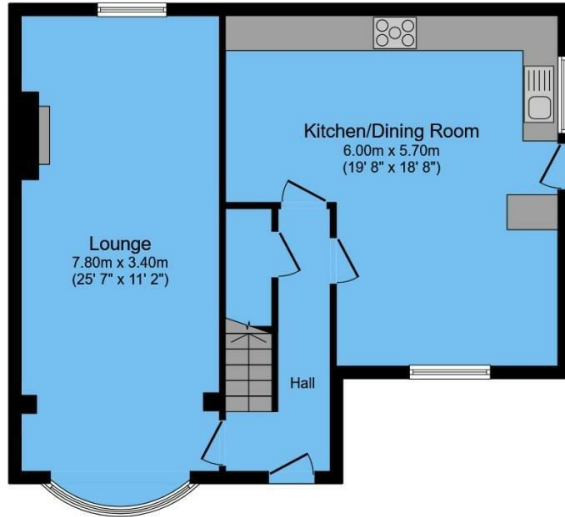
## Property Images



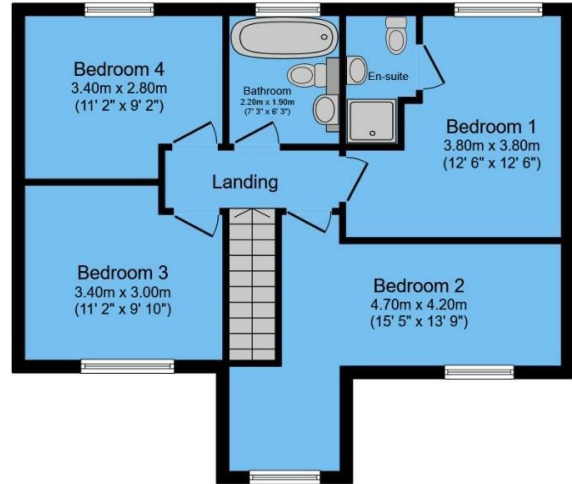


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**Ground Floor**




**First Floor**

Total floor area 124.1 sq.m. (1,336 sq.ft.) approx

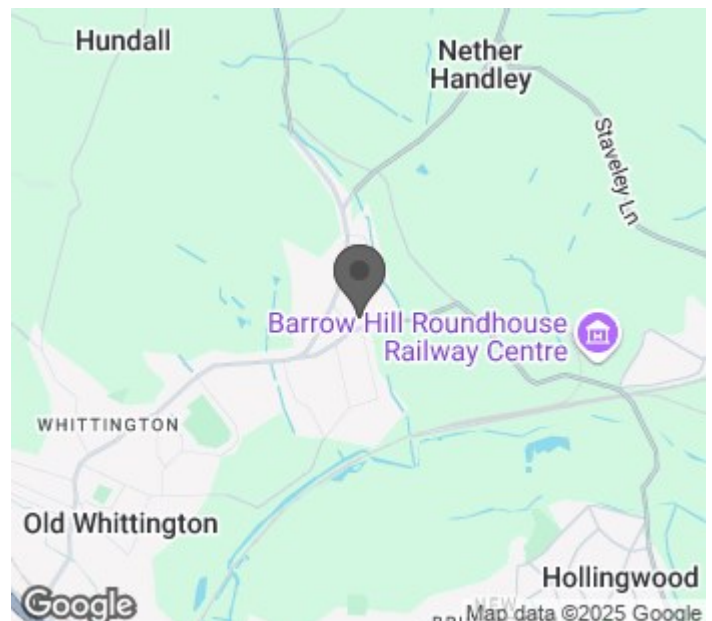
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</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 	

## Map



## Summary

REDUCED FOR QUICK SALE TO A GUIDE PRICE OF £275,000 TO £285,000

This beautifully presented, FOUR BEDROOM DETACHED HOUSE is offered to the market with NO CHAIN and is tucked away at the end of a peaceful cul-de-sac on the desirable north side of Chesterfield, in the popular New Whittington area. Perfectly located, the property is close to a variety of local amenities, including shops, a hairdresser, butcher, pharmacy, and more, all within easy reach. It is also within the catchment area for New Whittington Primary School and Whittington Green Secondary School, making it an ideal choice for families.

Enjoy the best of both worlds with Chesterfield Canal just a short walk away, offering scenic views and outdoor relaxation, while still benefitting from easy access to Sheffield, Dronfield, and M1 J29 for a quick commute.

Inside, the property comprises a welcoming hallway leading to a very spacious lounge with a bay window, creating a bright and airy atmosphere. The heart of the home is the impressive L-shaped kitchen/diner, providing plenty of space for family meals and entertaining.

Upstairs, you will find four good-sized bedrooms, with one featuring its own three-piece en-suite bathroom, offering added convenience and privacy. The remaining bedrooms are well-proportioned and served by a fully tiled family bathroom with a modern three-piece suite.

The property benefits from gas central heating and uPVC double-glazed windows, ensuring warmth and energy efficiency throughout.

Externally, there is a SOUTH WESTERLY FACING, PRIVATE garden to the side, providing a tranquil outdoor space to enjoy. Driveway parking is available, along with an additional parking space for extra convenience (middle parking slot).

This property offers great potential for a new owner to put their own stamp on it and create their perfect family home. Don't miss out on the opportunity to make this charming house your own!

Call Hunters to view now!

Freehold, Tax Band D, EPC Rating C.

**• NO UPWARD CHAIN • GREAT FAMILY HOME • SPACIOUS LOUNGE • L SHAPED KITCHEN DINER • FOUR GOOD SIZED BEDROOMS • MODERN BATHROOM • GARDEN AND DRIVEWAY • CALL HUNTERS NOW**