



## 30 Milford Drive, Wingerworth, Chesterfield, S42 6UQ

- MODERN FAMILY HOME
  - THREE STOREY
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY AND REAR GARDEN
- STILL UNDER GUARANTEE
- SPACIOUS KITCHEN DINER
- TWO MODERN BATHROOMS
- CALL HUNTERS NOW

**Guide Price £230,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*NEW LOWER PRICE OF £230,000 TO £240,000\***

A fantastic opportunity to acquire this exceptionally proportioned, **THREE BEDROOM, THREE STOREY TOWNHOUSE**, in the highly sought-after village of Wingerworth. This property offers **IN EXCESS OF 1100sqft OF ACCOMODATION**. It is ideally situated, in close proximity to both Deer Park and Hunloke Park Primary & Preschool, is adjacent to a nature reserve, and offers easy access to local amenities, pubs, and scenic country walks. For those commuting, Chesterfield Train Station and the M1 Junction 29 are close by, affording excellent transport links.

**BUILT IN 2021** - still under the protection of a 10-year NHBC guarantee, this property offers peace of mind and quality assurance.

On the ground floor, you'll find an entrance hall and a spacious fitted kitchen diner complete with integrated appliances including a washing machine, oven, hob, dishwasher and fridge/freezer, perfect for family meals and entertaining. There is also a convenient WC/cloak room, and a lounge overlooking the enclosed rear garden which is bordered by mature trees and provides a tranquil retreat.

The first floor features two generously sized bedrooms and a modern, stylish bathroom containing a three-piece suite, complete with folding glass screen and additional shower. To the second floor, is the impressively proportioned main bedroom. This room is accessed via its own private staircase, and is complete with its own three-piece ensuite with rainfall shower. It presents the ideal environment to relax and unwind.

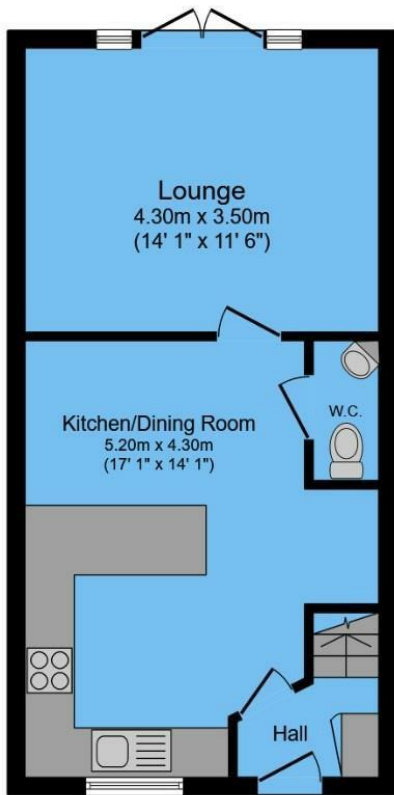
Other notable features include gas central heating (combi boiler) and uPVC double glazed windows throughout.

To the front of the property, there is a double driveway with electric vehicle charger, offering off-road parking for two cars. The **SOUTH WESTERLY**, enclosed rear garden affords privacy, ideal for relaxing or entertaining.

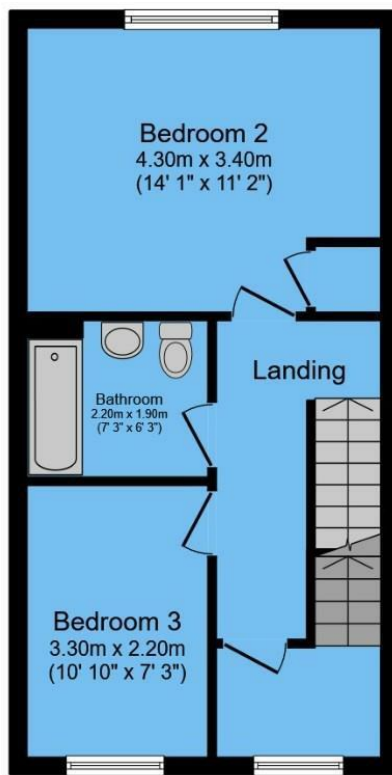








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 104.7 m<sup>2</sup> (1,127 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>86</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

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