

HUNTERS®

HERE TO GET *you* THERE

10 Rowan Drive, Wingerworth, Chesterfield, S42 6GB

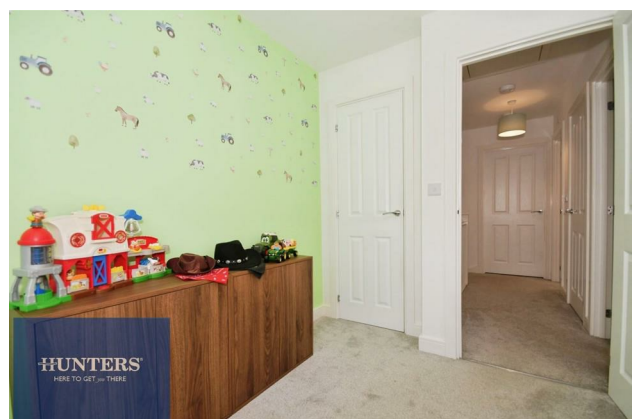
Guide Price £230,000



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Property Images

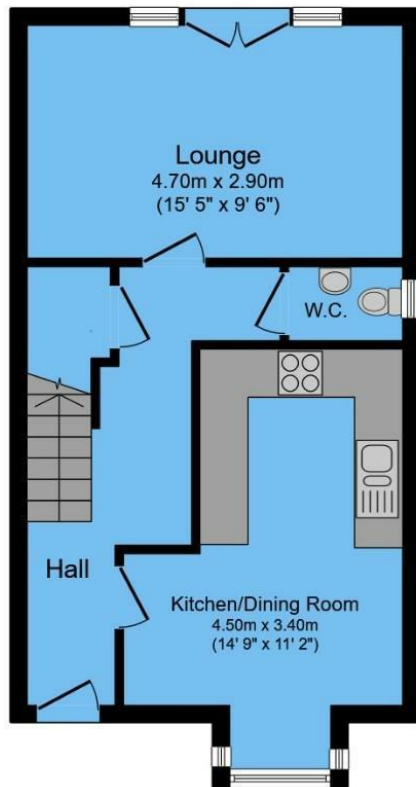


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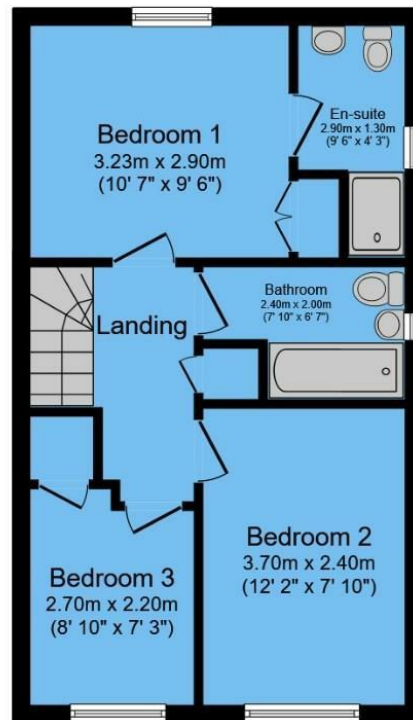
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Property Images





Ground Floor



First Floor

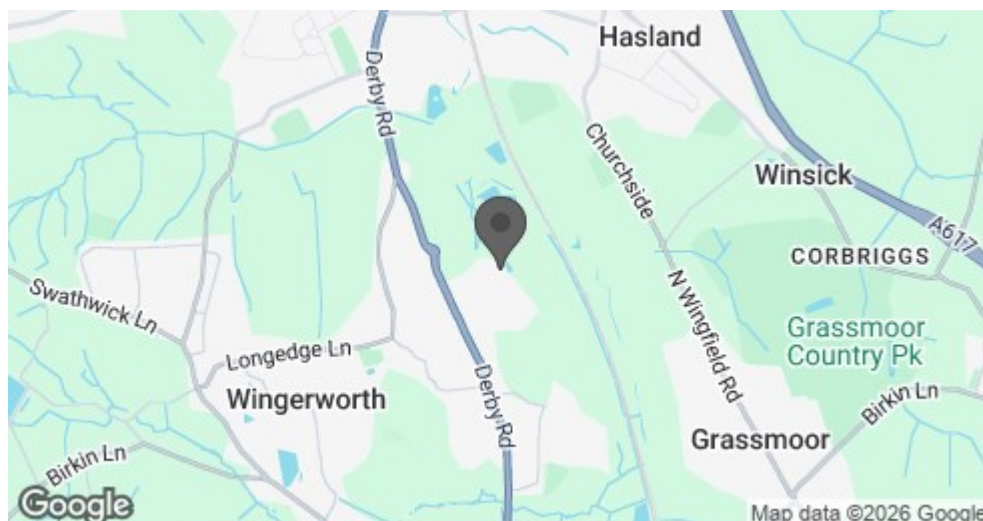
Total floor area 80.1 sq.m. (862 sq.ft.) approx

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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	





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GUIDE PRICE OF £230,000 TO £240,000

STILL LIKE NEW - BUILT IN 2020 & UNDER BUILDERS GUARANTEE -
SUPERB, SOUGHT AFTER location, a convenient walk to Hunloke Park
Primary & Preschool, ideal for commuter links, M1 access J29, close to local
amenities, pubs & country walks!

Very well presented property, comprising:- entrance hall, box windowed kitchen
/ diner, downstairs WC & lounge to the rear with patio doors onto the garden.

The first floor has two double bedrooms (one with ensuite & fitted wardrobe),
the third bedroom is a single bedroom with built in store cupboard & the
combined bathroom / WC finishes off the first floor.

Externally the property offers great kerb appeal with floor to ceiling ground
floor window, driveway parking for multiple cars & fully landscaped rear garden
with patio & lawn areas.

COUNCIL TAX BAND C | FREEHOLD but there is a ground maintenance fee
of around £196.59 per annum - paid until June 2027.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS!



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Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email: Chesterfield@hunters.com <https://www.hunters.com>