

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**36 Deerlands Road, Ashgate, Chesterfield, S40 4DF**

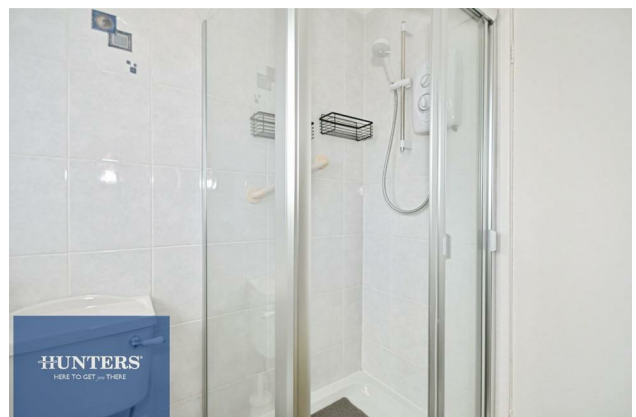
**Offers In The Region Of £500,000**



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## Property Images



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## SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME - WITH CONSERVATORY, GARAGE AND DOUBLE DRIVEWAY!

Situated on a sought after area of Ashgate, close to Chesterfield Town Centre, local amenities & within catchment area of superb Primary & Secondary schools. Ashgate, to the West side of Chesterfield has easy access to the Peak District & close to the hub of Chatsworth Road shops, pubs & restaurants.

The ground floor comprises front door entrance to hallway (Parquet flooring underneath the current carpet), comfortable living room area, kitchen with separate dining room, practical utility room, downstairs WC and a bright conservatory to the rear of the property providing a wonderful additional living space with views over the garden and double doors to gain access.

To the first floor, the property offers four well proportioned bedrooms along with a family bathroom with separate bath and shower.

Externally, the property benefits from a generous driveway offering parking for multiple vehicles, as well as access to the attached garage. The rear garden offers a combination of paved patio seating area and lawn.

Offering excellent proportions throughout, versatile living spaces, and a highly desirable location, this attractive detached home presents a fantastic opportunity for families looking to establish themselves in one of Chesterfield's most sought-after residential areas.

FREEHOLD - COUNCIL TAX BAND E



**Ground Floor**



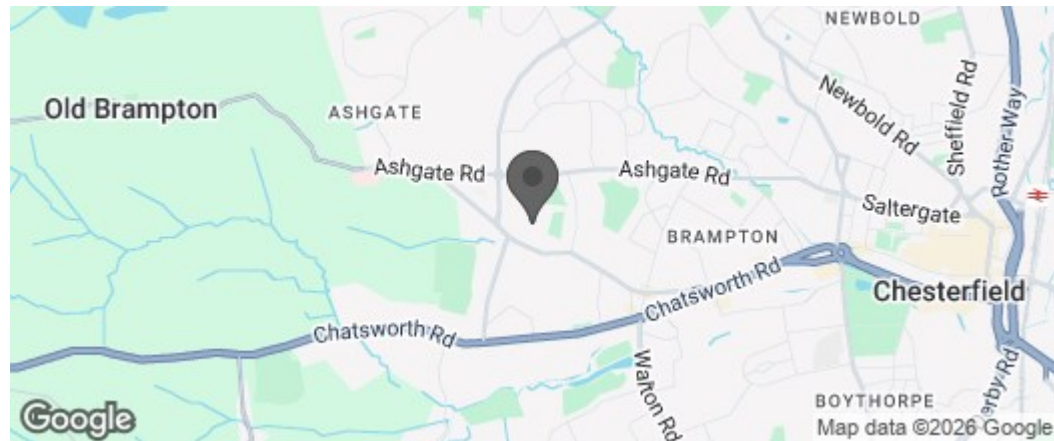
**First Floor**

Total floor area 142.2 sq.m. (1,530 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	<b>68</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	



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