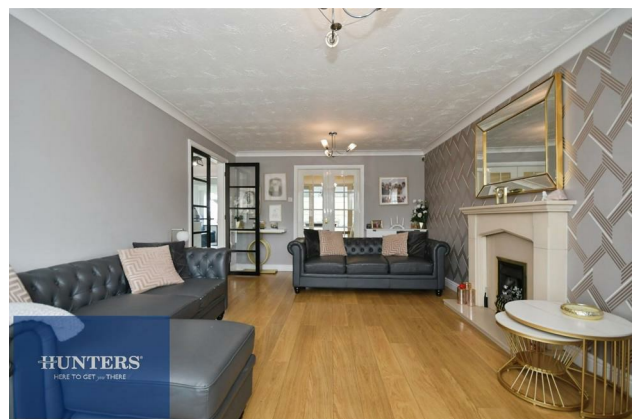
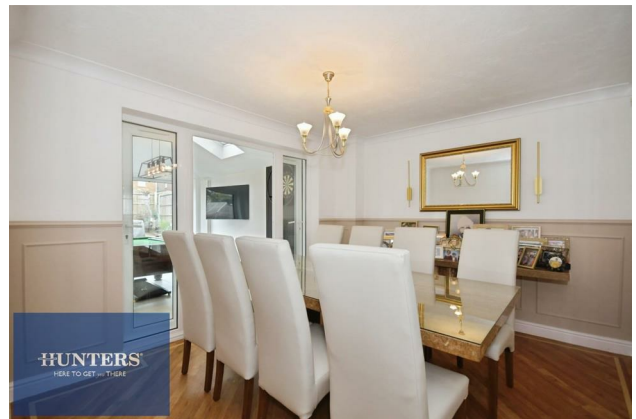


# HUNTERS®

HERE TO GET *you* THERE

80 Slayley View Road, Barlborough, Chesterfield, Derbyshire, S43 4WU

Guide Price £550,000



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

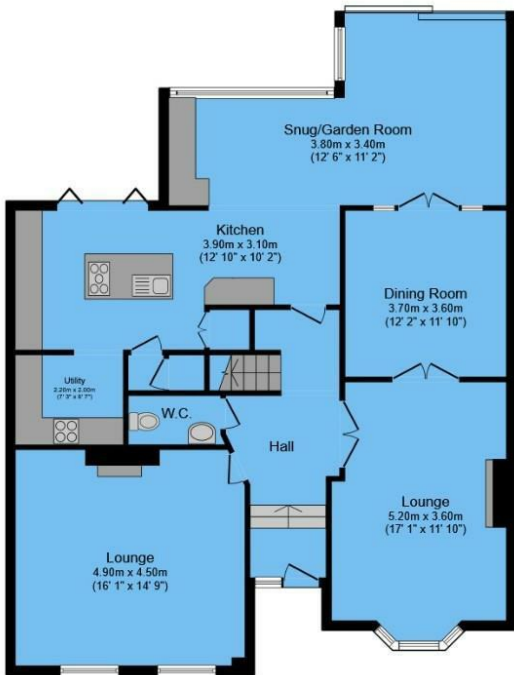
HERE TO GET *you* THERE

## Property Images

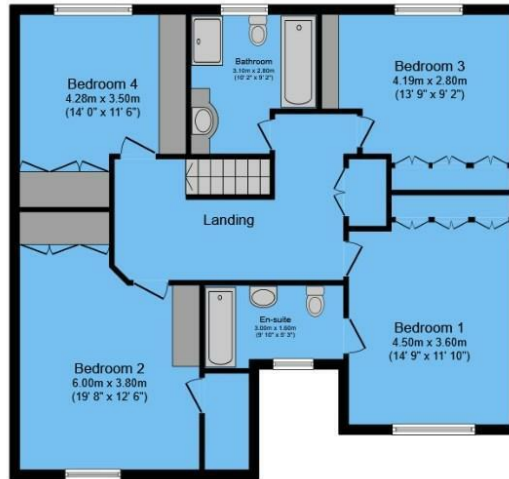


# HUNTERS®

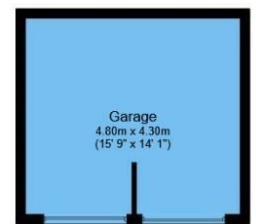
HERE TO GET *you* THERE



**Ground Floor**



**First Floor**

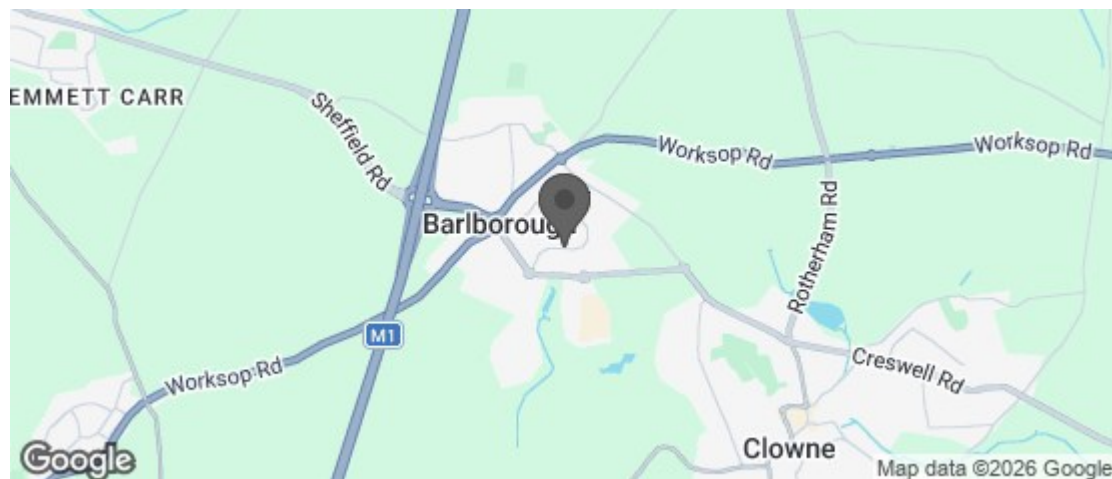


**Garage**

Total floor area 249.9 sq.m. (2,690 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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

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>		75	80
(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			
England & Wales		EU Directive 2002/91/EC	



# HUNTERS®

HERE TO GET *you* THERE

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

Tel: 01246 540540 Email: [Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

AN EXCEPTIONAL EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, OFFERING OVER 2,500 SQ FT OF BEAUTIFULLY APPOINTED ACCOMMODATION – VIEWING ESSENTIAL!

This outstanding home offers generous and versatile living space, ideal for modern family life. The welcoming entrance hall leads to a spacious principal reception room, a separate bay-fronted lounge, and a formal dining room seamlessly connecting the living areas (dining table available by separate negotiation).

The true heart of the home is the stunning open-plan family kitchen, thoughtfully designed for both everyday living and entertaining. Featuring a fully fitted kitchen with central island, double oven and integrated appliances, the space flows into a superb dining and entertaining area with skylights & new warm roof extension. Bi-fold and patio doors open onto the rear garden, creating an effortless indoor-outdoor connection. A separate utility/pantry houses the combi boiler (installed 2025). The entertaining area comfortably accommodates a full-size pool table (available by negotiation), further enhancing the versatility of this impressive space.

To the first floor, a generous landing provides access to the loft (with ladder) and airing cupboard. There are four well-proportioned double bedrooms, all benefiting from fitted wardrobes, with the principal bedroom featuring a private ensuite. The contemporary family bathroom is finished to a high standard and includes a four-piece suite.

Externally, the property is complemented by a double driveway and an integral double garage with twin up-and-over doors.

SIMPLY A MUST VIEW PROPERTY - BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOURS!

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## BARLBOROUGH AREA

Barlborough is a quiet and well-kept residential area, ideal for families and professionals alike. The street offers a pleasant suburban setting with a friendly community feel, while still benefiting from excellent transport links. The nearby M1 motorway provides convenient access to Sheffield, Chesterfield, and beyond, making it a great choice for commuters.

Barlborough itself offers a range of local amenities, including shops, pubs, and well-regarded schools, along with easy access to open countryside for walking and outdoor activities. With its blend of peaceful surroundings and practical connectivity, Slayley View Road is a highly desirable location for those seeking both comfort and convenience.

## FREEHOLD | COUNCIL TAX BAND E

### DISCLOSURE

#### ADVERT & DESCRIPTION DISCLAIMER;

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.

### BUYERS AML FEE DISCLOSURE;

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, we will securely manage these checks. Once an offer is accepted (subject to contract), a secure link for you to complete the biometric checks electronically. A non-refundable fee of £62.50 + VAT (£75.00 inc VAT) per person will apply for these checks. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.