

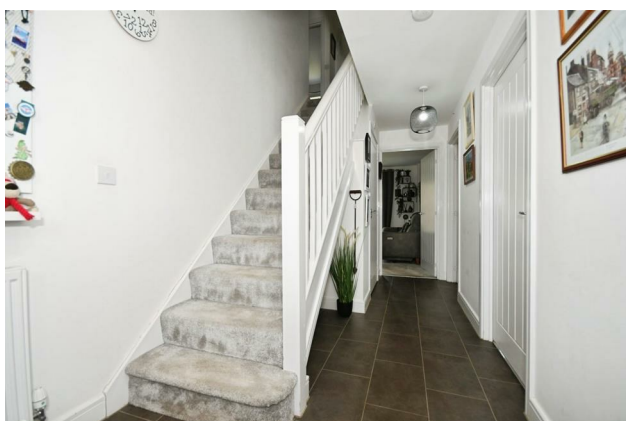
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

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

Offers In The Region Of £315,000

### Property Images





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## Property Images



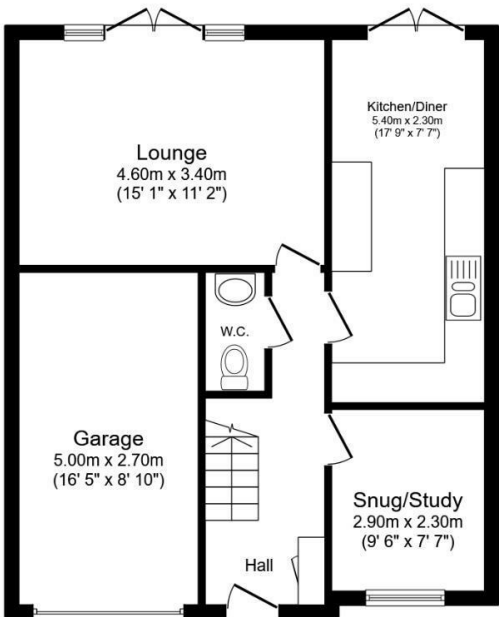


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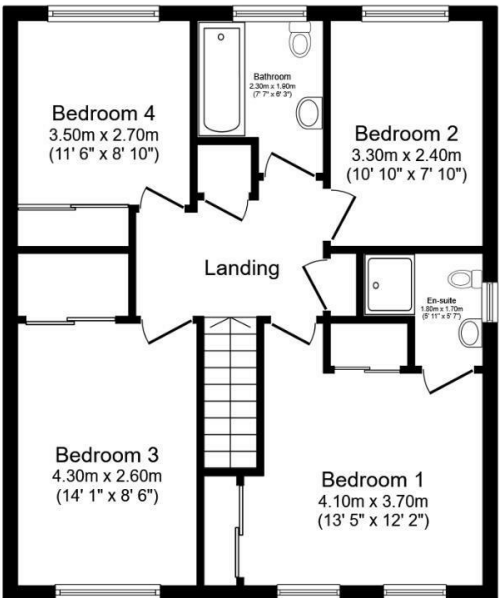
## Property Images





Ground Floor

Floor area 59.0 sq.m. (635 sq.ft.)



First Floor

Floor area 59.5 sq.m. (640 sq.ft.)

Total floor area: 118.5 sq.m. (1,275 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

EPC

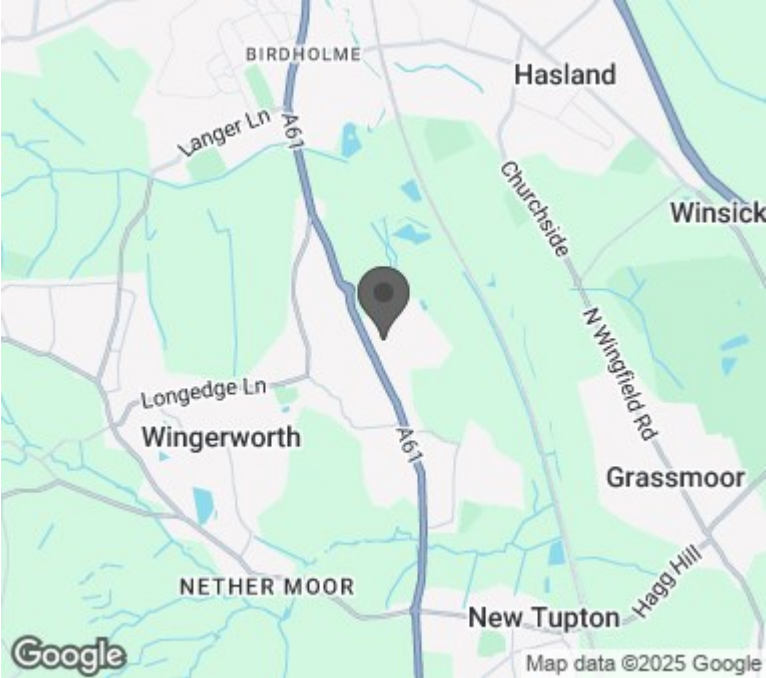
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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		

England & Wales

EU Directive 2002/91/EC

Map



Nestled in the village of Wingerworth situated on a quiet street is this exceptional four-bedroom detached house offering a modern luxury living space.

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!

BUILT IN JUST 2021 & STILL UNDER BUILDERS WARRANTY.

Contemporary throughout, this ready to move in home comprises:- entrance hall, downstairs WC, open plan kitchen diner with patio doors out on the rear garden, bright lounge also with French doors, and a snug/study.

On the first floor is a landing area, main bedroom with built in wardrobes & ensuite plus three further well proportioned bedrooms (two further bedrooms with fitted wardrobes) & combined family bathroom.

Outside sees driveway parking for two cars, integral garage & enclosed family garden which makes a great place for playing & entertaining, beautiful, landscaped SOUTH WESTERLY FACING rear garden with patio area.

Gas central heating (combi) & uPVC double glazed.

Freehold, with a service charge through Scalans Property Maintenance of approx. £160 per annum for the upkeep of the estate.

Council tax band D under North East Derbyshire, EPC Rating B.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!

- PERFECT FAMILY HOME • OPEN PLAN KITCHEN DINER • LOUNGE WITH FRENCH DOORS • SNUG/STUDY • FOUR WELL PROPORTIONED BEDROOMS • EN SUITE PLUS FAMILY BATHROOM • SOUTH WESTERLY FACING GARDEN • CALL HUNTERS NOW