



## 29 Hazel Drive, Walton, Chesterfield, S40 3EN

- NO UPWARD CHAIN
- WELL MAINTAINED PROPERTY
- 4 WELL PROPORTIONED BEDROOMS
- SOUTH FACING GARDEN
- SPACIOUS ACCOMMODATION
- IN NEED OF COSMETIC UPDATE
- LONG DRIVEWAY
- CALL HUNTERS NOW

**Offers In The Region Of £465,000**

**HUNTERS®**

HERE TO GET *you* THERE



# Welcome to this NO CHAIN, EXTENDED, FOUR BEDROOM DETACHED HOUSE.

Situated on an extensive plot with approx 1600 sq ft of living space - simply must be viewed!

Located in a popular estate to the West of the Town centre, Walton - HIGHLY SOUGHT AFTER LOCATION close to local amenities & out towards the Peak District & Matlock.

Downstairs, this property comprises of an entrance hall, CW, lounge which overlooks the rear garden with study area, separate dining room and kitchen.

Going upstairs, there are three double bedrooms, one benefitting from an 4 piece en suite shower room, one single bedrooms, and a separate three piece suite shower room.

Gas central heating (combi boiler) and uPVC double glazed windows.

Long driveway, front lawn, carport and larger than average garage. To the rear there is a fully enclosed, SOUTH FACING, established mature garden offering privacy.

Well maintained property throughout, in need of a cosmetic update – come & put your own stamp to it. Call Hunters to book your viewing now!

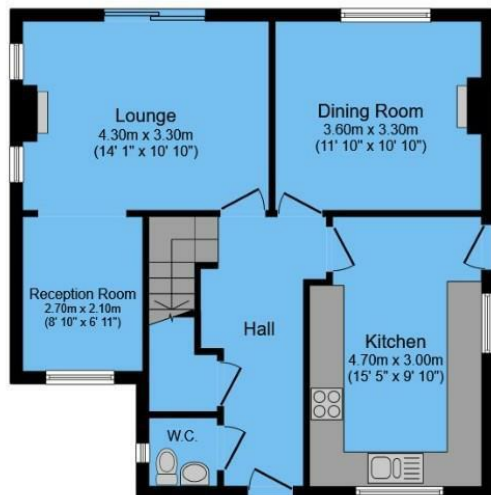
Freehold, Tax Band C, EPC Rating D.



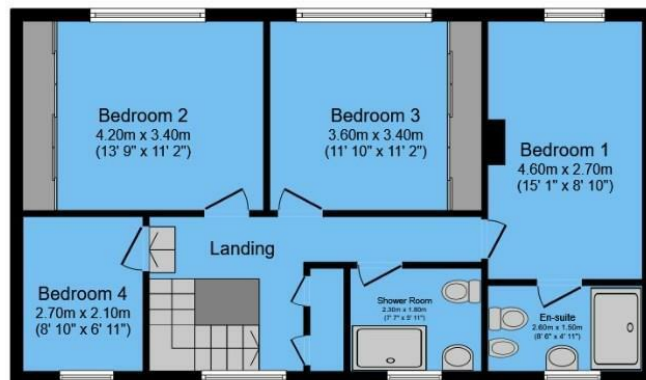




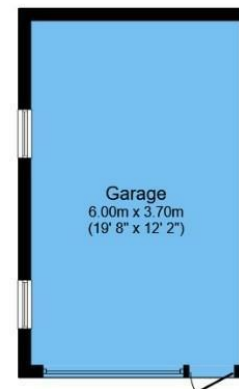




**Ground Floor**



**First Floor**



**Garage**

## 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>		
(81-91) <b>B</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

Total floor area 148.3 m<sup>2</sup> (1,597 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.



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