

# HUNTERS®

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## 5 Freydon Way, Calow, Chesterfield, S44 5TR Guide Price £340,000 - £365,000

### Property Images



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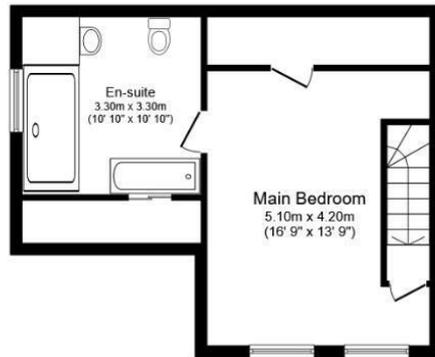
## Property Images





**Ground Floor**

Floor area 75.1 sq.m. (808 sq.ft.)



**First Floor**

Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 108.0 sq.m. (1,163 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

**EPC**

**Energy Efficiency Rating**

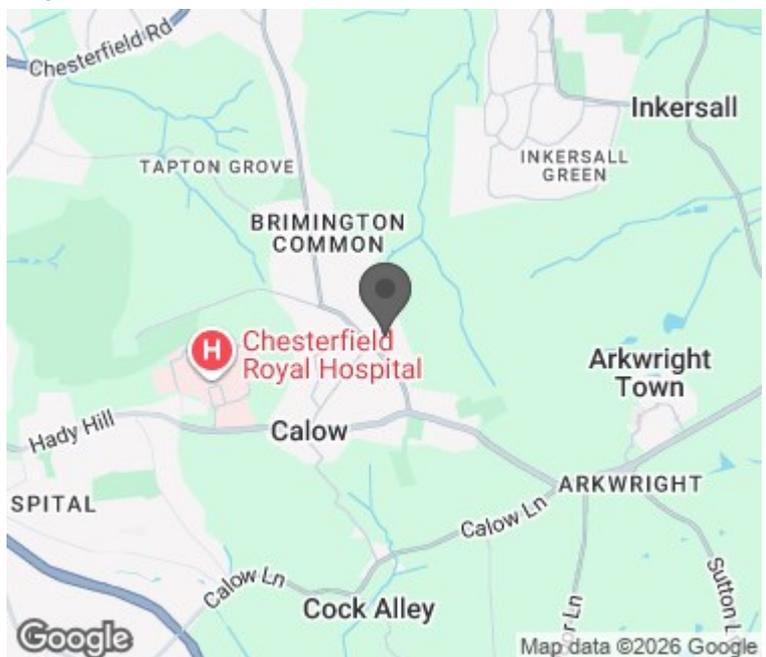
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC



**Map**



**\*\*GUIDE PRICE OF £340,000 - £360,000\*\***

A HOME THAT JUST MUST BE VIEWED TO BE FULLY APPRECIATED - tucked away in a quiet cul-de-sac in the sought-after village of Calow, Freydon Way is a beautifully presented three-bedroom detached home offering a wonderful blend of modern living and countryside charm.

Perfectly positioned with a north-westerly facing rear garden, the property enjoys plenty of afternoon and evening sun - ideal for relaxing or entertaining outdoors.

Inside, the home opens into a light and spacious lounge, leading through to a contemporary open-plan kitchen and dining area, complete with a separate utility room for added convenience.

The ground floor also features two well-proportioned bedrooms with fitted wardrobes, and a stylish shower room, perfect for flexible living arrangements or accommodating guests.

Upstairs, the generous master bedroom spans the first floor and boasts a superb, modern four-piece ensuite, creating a private retreat.

Externally, the property benefits from driveway parking, a detached garage, and a beautifully landscaped rear garden. With scenic countryside walks just moments away and excellent access to the M1, this home is ideally located for both commuters and nature lovers alike.

Gas central heating, double glazed, new roof.

**FREEHOLD | COUNCIL TAX BAND D | EPC RATING D**

**• BEAUTIFULLY PRESENTED • FULLY MODERNISED  
THROUGHOUT • SPACIOUS KITCHEN DNER • THREE DOUBLE  
BEDROOMS • SUPERB SHOWER ROOM PLUS EN SUITE • LANDSCAPED REAR  
GARDEN • DRIVEWAY AND DETACHED GARAGE • CALL HUNTERS  
NOW • \*\*GUIDE PRICE OF £340,000 - £350,000\*\***