

HUNTERS®

HERE TO GET *you* THERE



Cherry Tree Drive

Duckmanton, Chesterfield, S44 5JL

Offers In The Region Of £225,000



- Beautiful 3 bed semi detached property in a village location
- Available for viewings immediately
- Conservatory opening to an amazing garden & patio
- uPVC dg & gas central heating - EPC C
- Excellent starter or family home
- Amazing countryside views - yet minutes from M1 junc 29a
- Ent hall, Lounge, Dining Kitchen
- 3 good sized bedrooms & family bathroom
- Driveway & large garage
- MUST BE SEEN!

Tel: 01246 540540

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Take a viewing at this stunning 3 bedroom semi detached property in the ever popular village of Duckmanton. Fantastic access to M1 for those early morning commutes - yet with the village location you could be miles away! SUBERB COUNTRYSIDE VIEWS THAT MUST BE SEEN!

Hunters are very pleased to have for sale this modern 3 bedroom semi detached property,

The well designed & impeccably presented accommodation comprises:-

GROUND FLOOR - entrance hall, lounge, dining fitted kitchen with conservatory off.

FIRST FLOOR - 3 well proportioned bedrooms - bedroom 1 with fitted wardrobes. Family bathroom with bath & shower over.

Gas central heating & uPVC double glazed - EPC C for great efficiency!

Externally the property boasts a larger than average single garage, driveway parking, delightful gardens to the front & spectacular garden with far reaching views to the rear.

FREEHOLD

Chesterfield BC Band B

DISCLOSURE

ADVERT & DESCRIPTION DISCLAIMER;

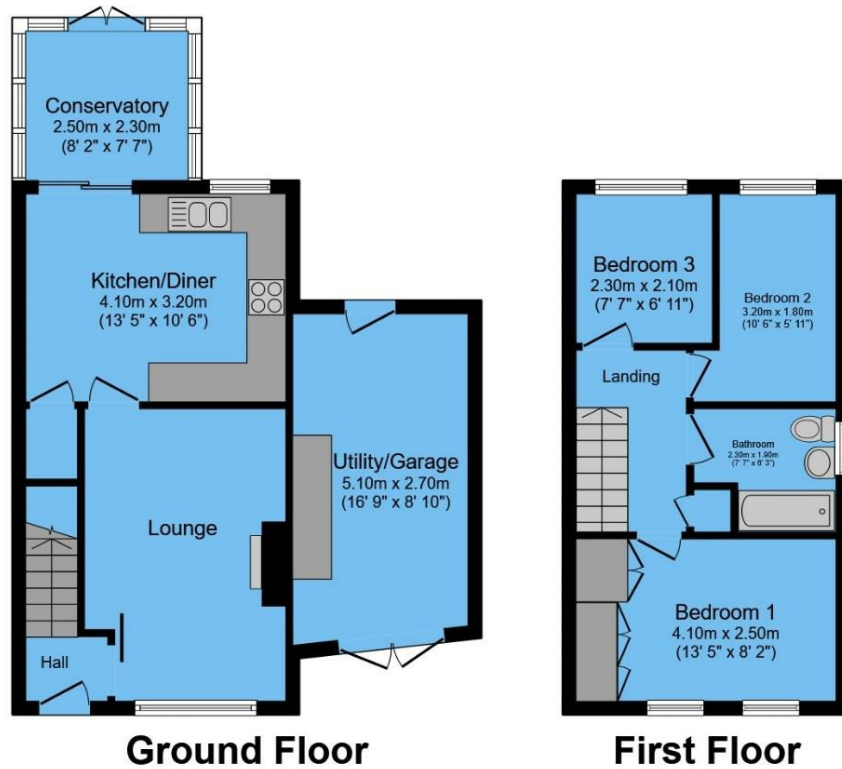
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Floorplan



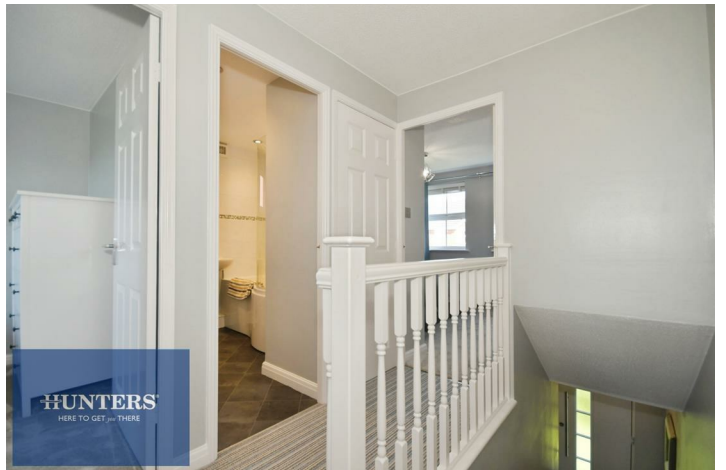
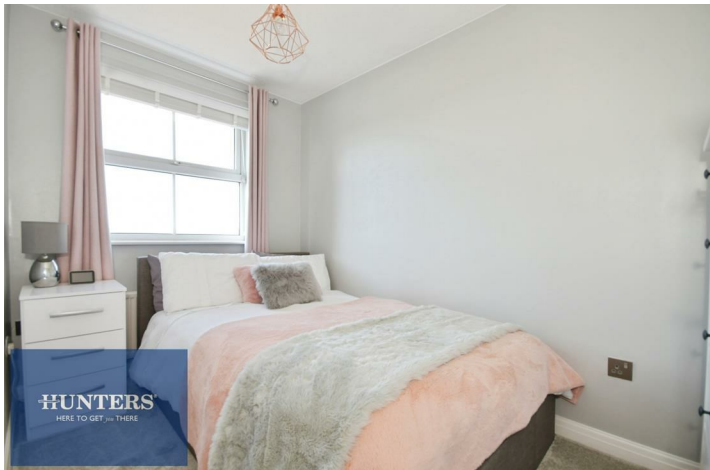
Ground Floor

First Floor

Total floor area 82.5 sq.m. (888 sq.ft.) approx

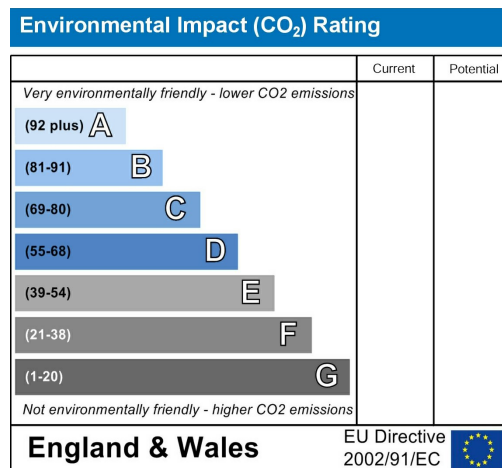
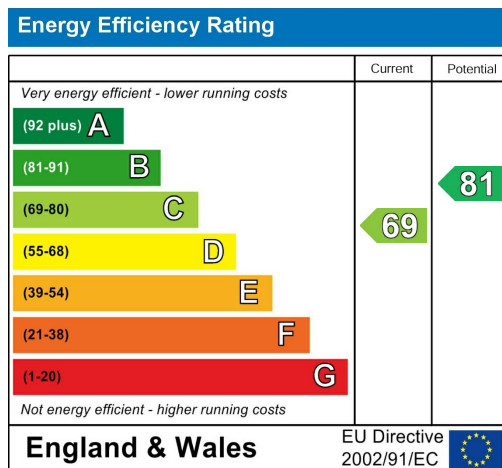
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Graph

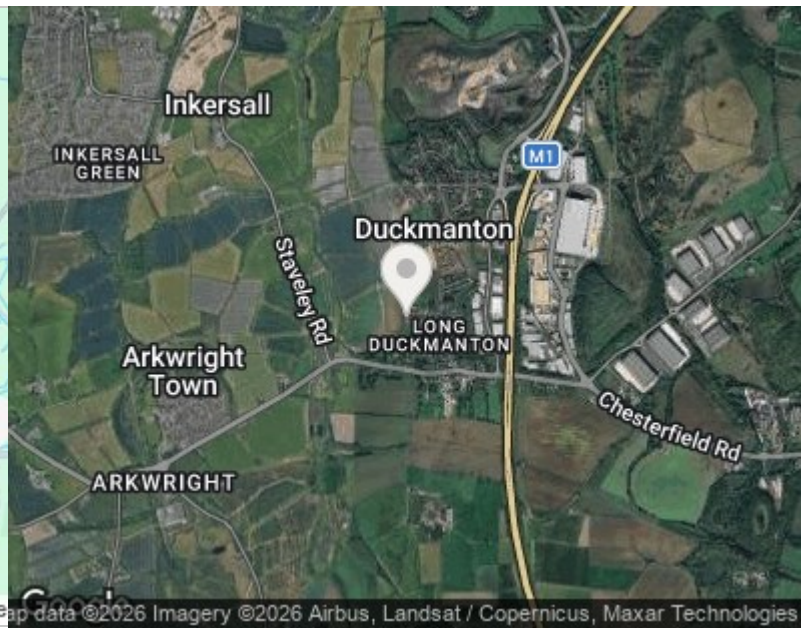
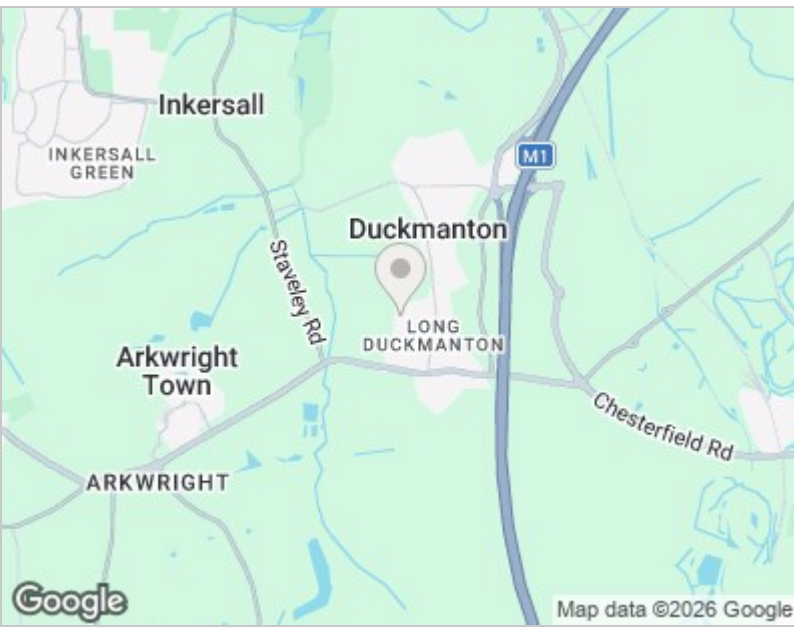


Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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