



16 Staunton Close, Chesterfield, S40 2FE



- 4 bed executive detached property - Cul de sac position
- Immaculately presented
- Garden room to rear
- Driveway & Double garage
- Superb family property
- Superb location - close to Wingerworth & Chesterfield
- Fitted Modern Kitchen with Family dining area
- Beautifully presented & delightful garden
- MUST BE SEEN
- Large Lounge

Guide Price £425,000 - £450,000



GUIDE PRICE £425,000 TO £450,000

Executive style stone built four bedroom detached house situated on an exclusive development approx 2 miles from Chesterfield town centre, ideally situated for commuter links & M1 (J29).

OFFERED WITH NO CHAIN

Immaculately presented throughout with entrance hall, downstairs WC, open plan fitted dining kitchen with fully integrated appliances & wooden worksurfaces with french doors opening to the rear garden, a spacious lounge leads through to the bright & airy garden room with bi fold doors to the rear patio.

To the first floor sees four well proportioned bedrooms, en suite to the main bedroom & separate combined family bathroom / WC.

Gas centrally heated & uPVC double glazed.

Loads of driveway parking & detached DOUBLE GARAGE, fully enclosed south facing rear garden designed for low maintenance offering a good degree of privacy.

With a choice of popular schools & countryside walks / pubs close by, this a a great family home - Inspection essential!

FREEHOLD.

We understand the council tax band is E under North East Derbyshire Council.



Approximate total area⁽¹⁾

1392.35 ft²
129.35 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Tel: 01246 540540



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



HUNTERS®

HERE TO GET *you* THERE

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.

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