



## 11 Garden Close, New Whittington, Chesterfield, S43 2DR

- THREE BEDROOM SEMI
- SOUTH WEST FACING REAR GARDEN
- LONG DRIVE & DETACHED GARAGE
- FULLY MODERNISED THROUGHOUT

**Offers In The Region Of £230,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**THREE BEDROOM SEMI DETACHED HOUSE IN A CUL DE SAC LOCATION** - situated, the North side of Chesterfield - New Whittington - has it's own local amenities including shops, hairdressers, butchers, pharmacy & more, catchment area for New Whittington Primary schools & Whittington Green Secondary, within walking distance of the wonderful Chesterfield Canal & yet easy access to Sheffield, Dronfield & M1 J29.

This fully refurbished home offers a modern and stylish living space.

The property features:

Porch: Welcoming entryway.

Spacious Lounge: Enhanced by a new open-plan staircase, perfect for relaxation and entertaining.

Newly Fitted Kitchen: Equipped with integrated appliances, designed for functionality and style.

Three Bedrooms: Generously sized, ideal for family living or guest accommodations.

New Bathroom: Contemporary fixtures and finishes.

Additional features include:

Gas Central Heating (GCH) & UPVC Double Glazing (DG) ensuring energy efficiency.

Long Driveway: Space for three cars, providing ample parking.

Detached Larger-Than-Average Garage: Located to the rear, offering extra storage or workshop space.

The private, enclosed southwest-facing rear garden is beautifully landscaped for low maintenance, featuring:

Patios: Great for outdoor dining and relaxation.

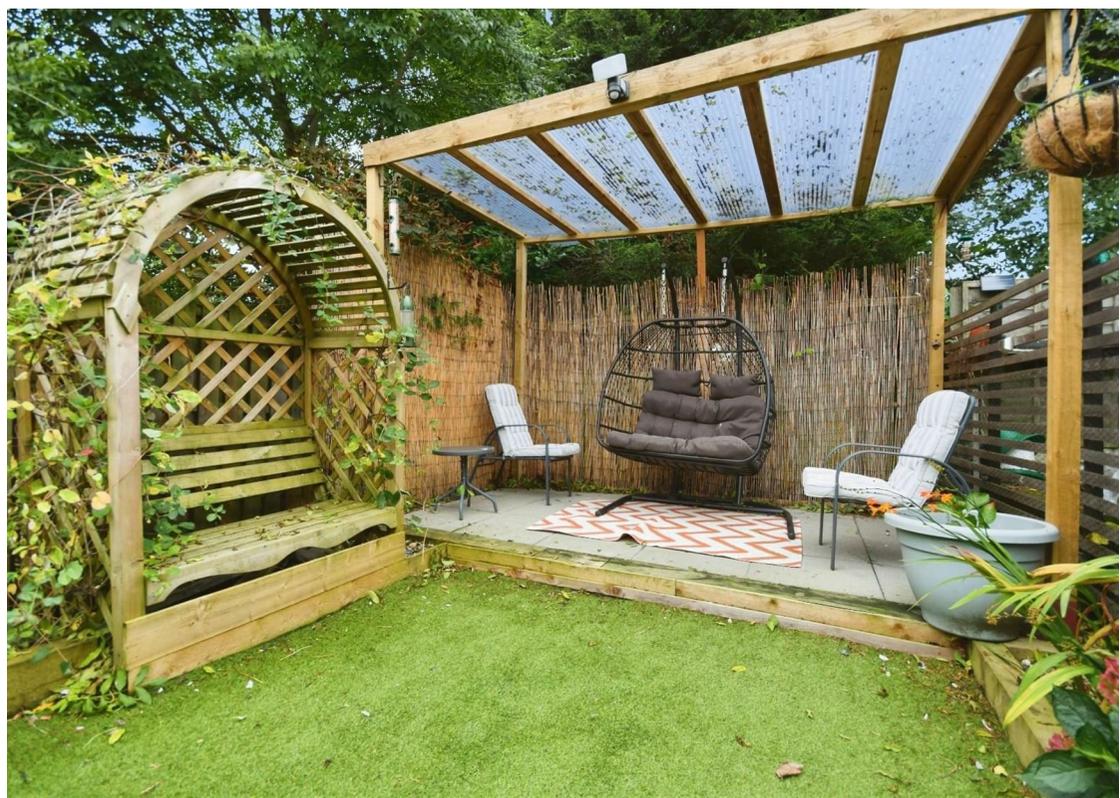
Two Pergolas: Perfect for shade and outdoor entertaining.

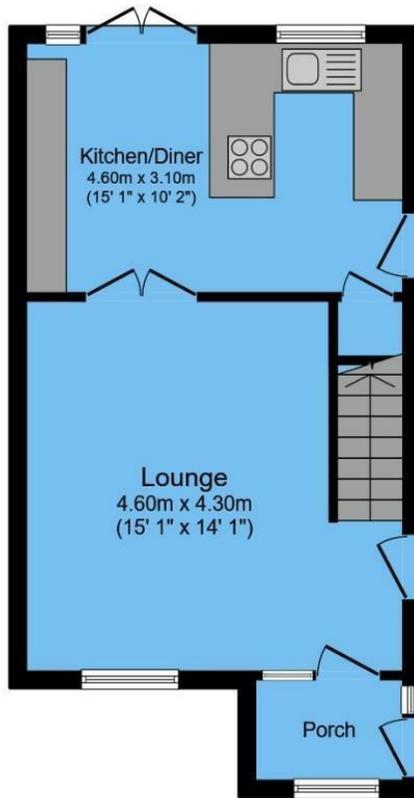
AstroTurf: A lush, green space without the upkeep.

**FREEHOLD - COUNCIL TAX BAND B**

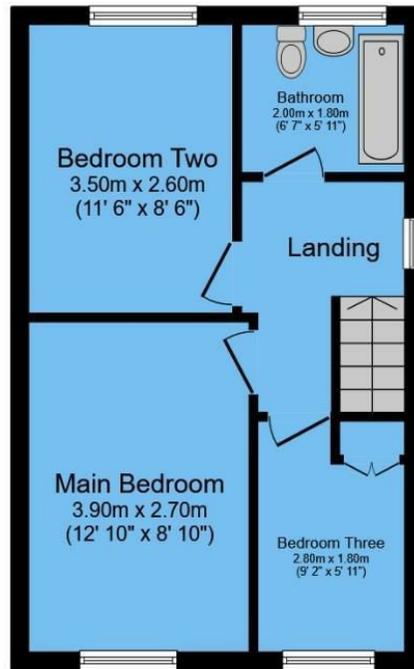
Inspection is essential - this home is a perfect blend of modern comfort and outdoor living.







**Ground Floor**



**First Floor**

Total floor area 72.3 m<sup>2</sup> (778 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.



**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) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
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

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