



1 Central Drive, Wingerworth, Chesterfield, S42 6QJ

- EXECUTIVE NEW BUILD
 - 4 bed, 3 bathroom
- Living area with bi-fold doors to the rear garden & patio
 - Large garage with car charging point, driveway
 - Call Hunters & meet the developer!
- Must be seen to appreciate the quality
- Fully integrated kitchen & separate utility room
 - Efficient under floor heating (gas)
- Superb village location - close to amenities
- READY TO MOVE INTO NOW!

Offers In The Region Of £750,000

HUNTERS®

HERE TO GET *you* THERE

Located on one of the most desirable street in Wingerworth is the brand new 4 bedroom detached property with accommodation over 2 floors.

Nestled in the popular village of Wingerworth close to Chesterfield, the location offers some fantastic amenities, schools, countryside walks on the doorstep - yet just a short drive to M1 junctions & Chesterfield centre itself.

Being designed and built to an exceptional high standard by a local builder - this is not your average new build, so must be viewed internally to respect the quality finish and workmanship.

On entering the porch the property opens up to a bright modern open plan living kitchen & dining area. The kitchen having quality integrated appliances and central island. Bifold doors open onto the larger than average garden and patio.

Additionally on the ground floor is bedroom 1 with ensuite and built in wardrobes, bedroom 2, a study, a utility room and downstairs WC off.

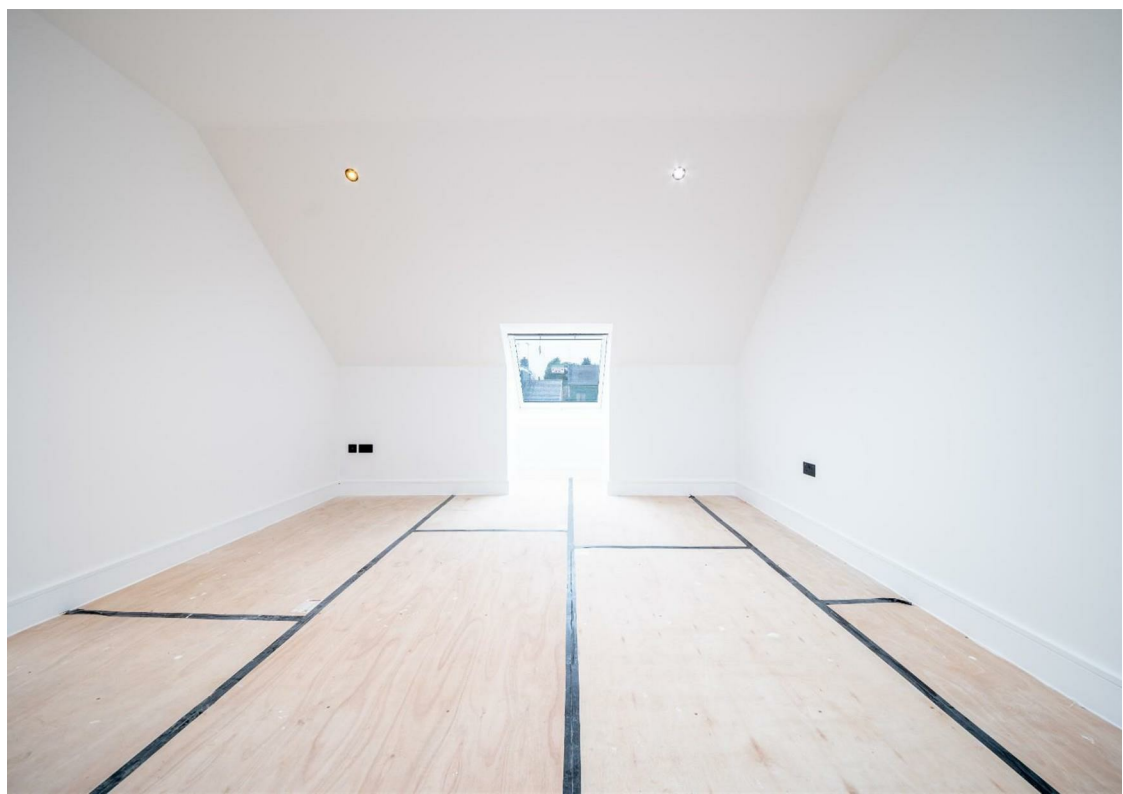
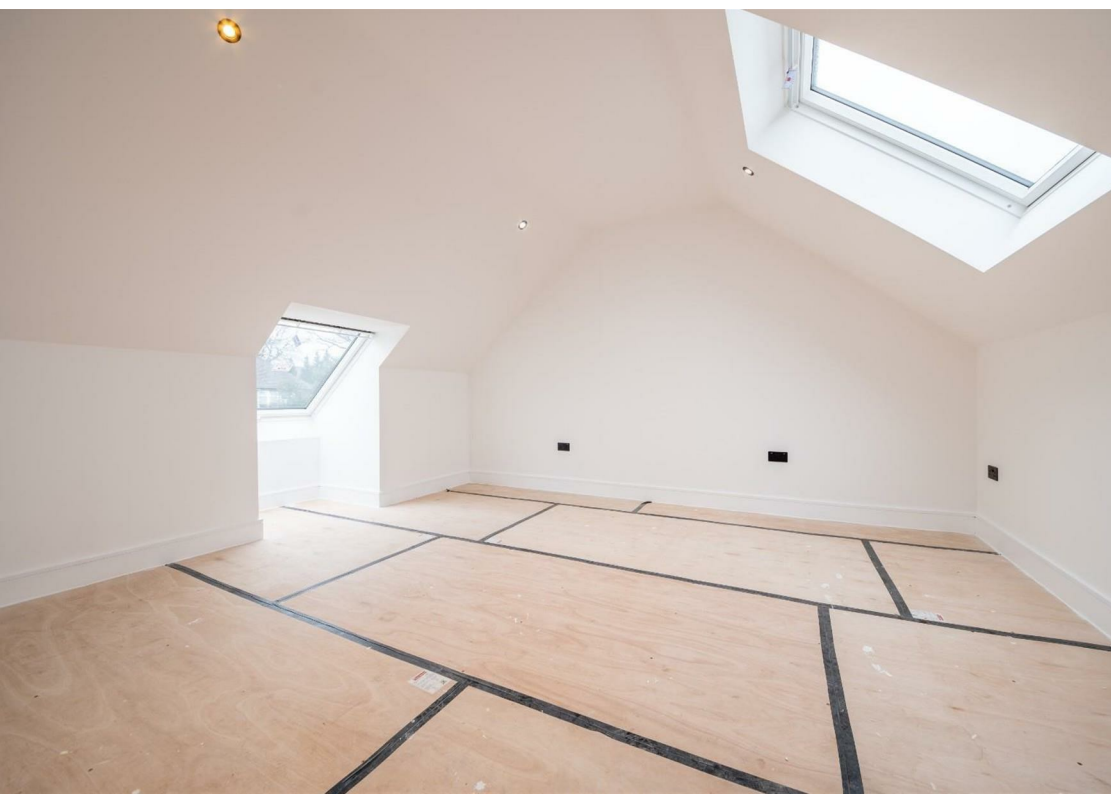
To the first floor are two additional large bedrooms offering lots of natural light and a superbly designed bathroom with bath and separate shower cubicle.

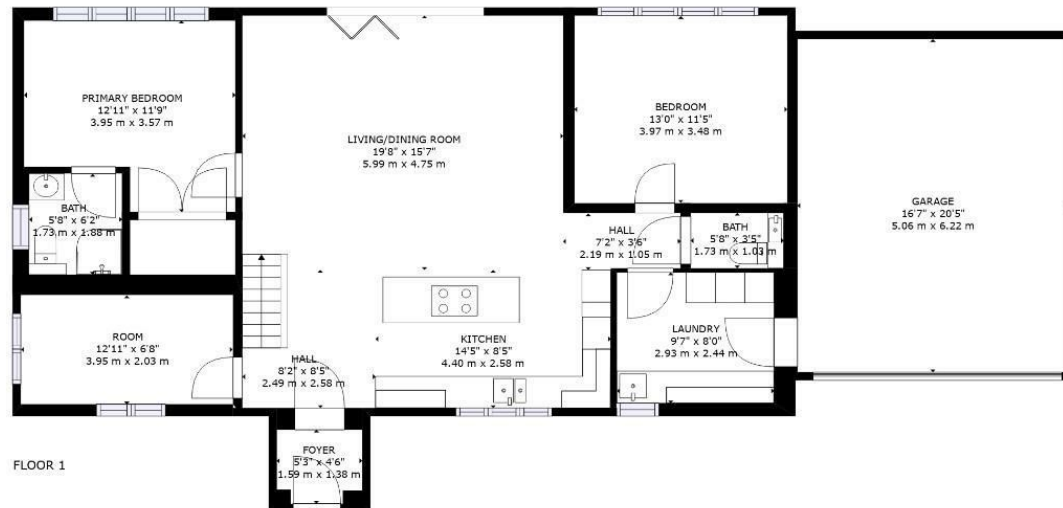
Externally there is a large double garage with electric car charging point & off road parking, front garden area and side pathway leading to the enclosed private rear garden.

Built with energy saving in mind - there is a very efficient under floor heating system installed running from a gas boiler. All windows are uPVC double glazed & of high quality.

Viewing is strictly by individual appointment with the developer direct. Call Hunters to arrange your visit today!








GROSS INTERNAL AREA
 FLOOR 1: 1137 sq. ft, 106 m², FLOOR 2: 681 sq. ft, 63 m²
 EXCLUDED AREAS: , GARAGE: 339 sq. ft, 31 m²
 REDUCED HEADROOM BELOW 1.5M: 71 sq. ft, 7 m²
 TOTAL: 1817 sq. ft, 169 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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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