



47 Cherry Tree Drive, Duckmanton, Chesterfield, S44 5JL

- WELL PRESENTED HOME
- THREE GOOD SIZED BEDROOMS
- GARAGE AND DRIVEWAY
- GREAT FIRST HOME
- MODERN KITCHEN DINER
- FOUR PIECE SUITE BATHROOM
- COUNTRYSIDE VIEWS
- CALL HUNTERS NOW

Offers In The Region Of £220,000

HUNTERS®

HERE TO GET *you* THERE

WELL PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE.

Located in Duckmanton - Ideally situated for easy access to transport links, including Junction 29A of the M1 motorway, this property is perfect for commuters and families alike. Local shops, amenities, and schools within the catchment area make it an ideal choice for everyday convenience, while the surrounding green space provides a tranquil environment for outdoor activities.

The accommodation comprises a welcoming hallway leading to a spacious lounge, perfect for relaxing with family or entertaining guests. The modern kitchen diner with underfloor heating is a highlight of the ground floor, featuring contemporary fittings and French doors that open out onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, each with ample space for storage and comfortable living. The modern family bathroom features a four-piece suite, fully tiled for a sleek and stylish finish and underfloor heating.

Gas central heating and uPVC double glazing ensure a comfortable and energy-efficient living environment throughout the year.

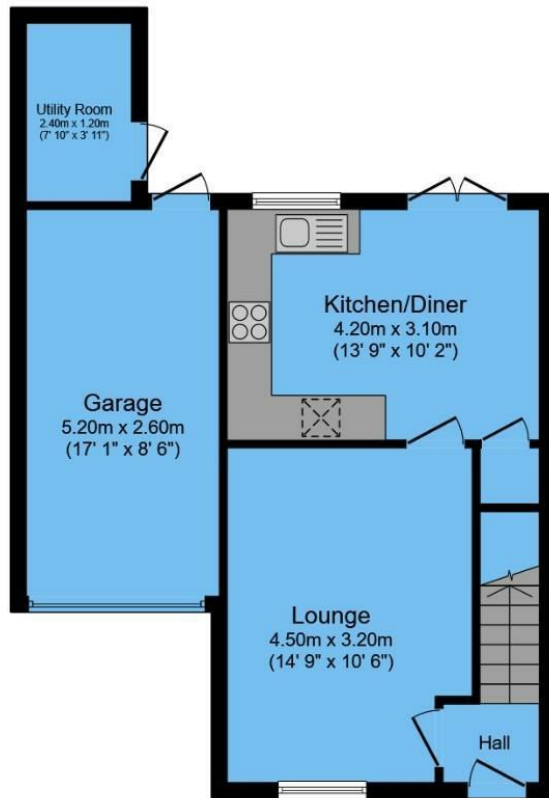
Outside, the WESTERLY FACING rear garden offers a lovely patio area, ideal for alfresco dining, and boasts stunning countryside views that provide a peaceful backdrop. At the front of the property, you'll find a driveway offering parking for multiple vehicles, as well as a garage for additional storage or parking needs.

This property truly offers the perfect balance of location, space, and modern living, making it a fantastic option for those looking for a well-connected, family-friendly home in Duckmanton. Call Hunters to view now!

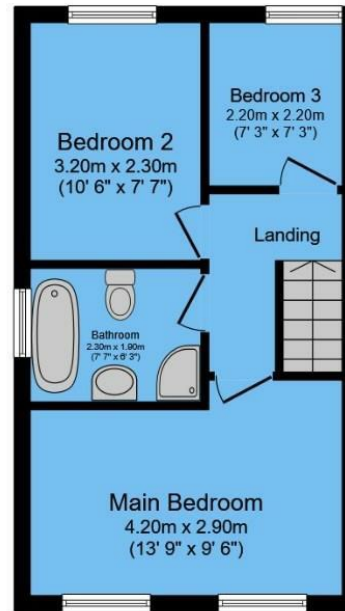
Freehold, Tax Band B, EPC Rating C.







Ground Floor



First Floor

Total floor area 82.3 sq.m. (886 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>