



16 ALPINE GROVE, HOLLINGWOOD, CHESTERFIELD, S43 2JD

- Delightful 3 bed detached property
- Entrance hall, Downstairs WC
- Fitted kitchen with appliances
- 3 bedrooms
- MUST BE VIEWED
- Lounge Diner with bifolds to the Conservatory
- Garage is part store/part study area
- Delightful modern bathroom - bath & separate shower cubicle

Offers In The Region Of £230,000

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HERE TO GET *you* THERE

DESCRIPTION

OFFERS IN THE REGION OF £230,000

An EXTREMELY WELL PRESENTED three bedroom detached house.

Tucked away in a cul-de-sac location, close to popular schools and ideal for access to Chesterfield/Sheffield.

Also great access to M1, j29A & j30, local amenities, an excellent bus route & Ringwood Park.

Benefiting from having many new features and improvements - including a recently laid double driveway for ample parking - new garage electric door, new bifolding doors to the conservatory and an insulated conservatory roof. All windows and external doors have been replaced within the last 2 years.

The integral garage is used as part storage and a separated portion of which is used as a study.

The accommodation comprises: - entrance hall, downstairs W/C, spacious lounge/diner and a conservatory with underfloor heating and insulated roof. A quality fitted kitchen with integrated appliances, including new oven with induction hob, washer and fridge.

On the first floor are three first floor bedrooms and a large, luxury bathroom / WC in white with a bath and separate shower cubicle.

Externally there is an enclosed and beautifully landscaped rear garden with ornamental pond, uPVC facias & guttering.

The property is gas centrally heated (combi), fully uPVC double glazed and has owned outright solar panels which provide a feeding tariff to sellers and free electricity.

A SUPERB FAMILY HOME that has clearly been well maintained! AN INSPECTION BEING ESSENTIAL!

FREEHOLD.

We understand the council tax band is D under Chesterfield Borough Council.

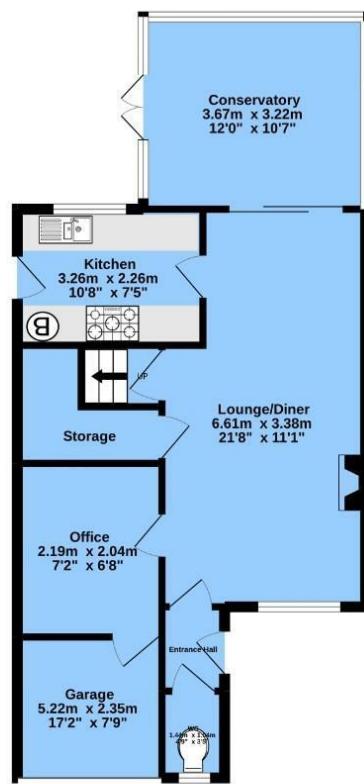
Boiler and GCH system is covered by annual service plan with British Gas by current owners.

VIEWINGS AVAILABLE NOW, CALL HUNTERS - PHONES ANSWERED 24/7!

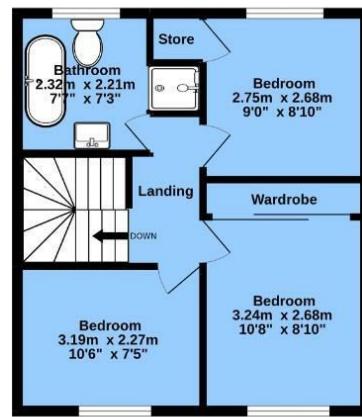




GROUND FLOOR
59.4 sq.m. (639 sq.ft.) approx.



1ST FLOOR
38.1 sq.m. (411 sq.ft.) approx.



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	81	
(69-80)	C	67	
(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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