



## 32 Chantrey Avenue, Newbold, Chesterfield, S41 7DP

- NO UPWARD CHAIN
- KITCHEN DINER
- TILED BATHROOM
- DRIVEWAY PARKING
- CORNER PLOT - CUL DE SAC
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED REAR GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £190,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Nestled on a desirable corner plot in a peaceful cul-de-sac, this three-bedroom semi-detached home in Newbold is offered to the market with no onward chain, making it an ideal purchase for those looking for a smooth and swift move.

Situated in a highly sought-after location on the edge of the Peak District, the property enjoys easy access to beautiful country walks, Holmebrook Valley Park, and the scenic Linacre Reservoir. Families will also appreciate its placement within the catchment areas for the reputable Outwood Academy and St Mary’s Catholic High School.

Although in need of cosmetic refurbishment, the home offers excellent potential. The ground floor features a welcoming entrance hallway, a spacious lounge, and a dining room with an archway opening into the kitchen, creating a sociable flow through the living space. A bright conservatory at the rear adds additional versatility and overlooks the garden.

Upstairs, you’ll find three well-proportioned bedrooms, including a second bedroom that benefits from its own private shower. The accommodation is completed by a tiled bathroom fitted with a modern three-piece suite.

The property also benefits from gas central heating and uPVC double-glazed windows throughout.

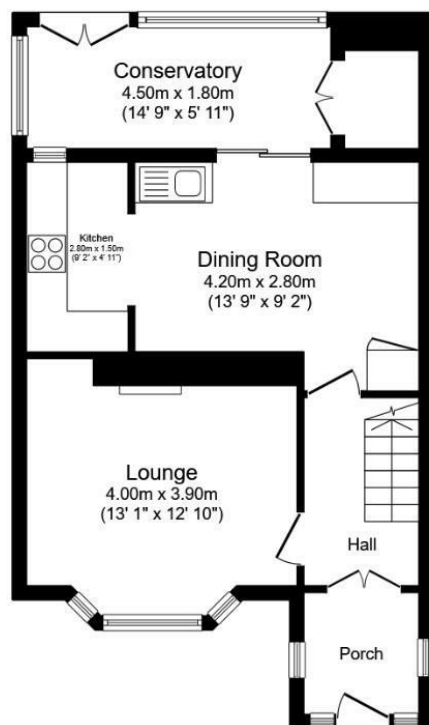
Outside, the generous rear garden offers a mix of lawn and patio space, perfect for outdoor dining or family activities. To the front, a driveway for two cars provides convenient off-road parking.

With its superb location, generous plot, and exciting potential, this property represents a fantastic opportunity to create a wonderful family home. Call Hunters to view now!

FREEHOLD | TAX BAND B | EPC RATING D

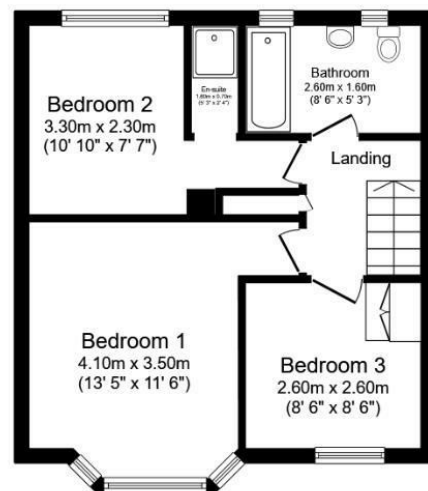






### Ground Floor

Floor area 52.0 sq.m. (560 sq.ft.)



### First Floor

Floor area 37.1 sq.m. (400 sq.ft.)

Total floor area: 89.1 sq.m. (959 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 64      | 77                      |
| <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

## 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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