



## 5 Foxley Oaks, Old Whittington, Chesterfield, S41 9HZ

- NO CHAIN
- TWO BEDROOMS
- DETACHED GARAGE
- DETACHED BUNGALOW
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN

**Offers In The Region Of £220,000**

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## OFFERED WITH NO CHAIN - TWO BEDROOM DETACHED BUNGALOW IN A CUL DE SAC LOCATION!

The bungalow comprises:- entrance porch & hall, two double bedrooms to the front of the bungalow (both with fitted wardrobes!), shower room / WC, lounge with patio doors opening into the conservatory / dining room & with door through to the fitted kitchen.

Outside, you'll find a driveway offering ample parking alongside a practical detached garage.

The south westerly rear garden is a good size, enclosed, and features a lawn, patio area. Additionally, there's extra garden space on the side of the bungalow.

This property benefits from double glazing and a gas central heating system.

The bungalow occupies a tranquil cul-de-sac position within 50 yards of open countryside and easy access of local amenities offered on Whittington Moor and commuter links to Sheffield and the M1.

Situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

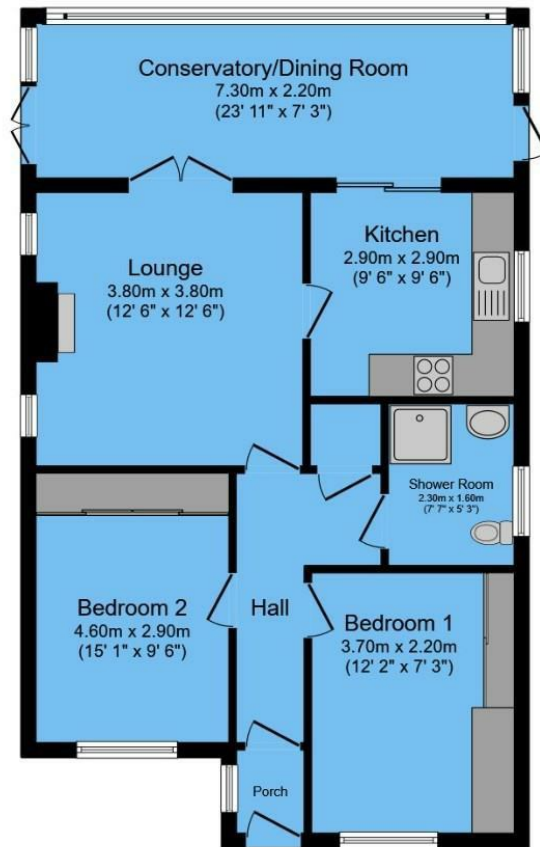
FREEHOLD | COUNCIL TAX BAND C











Total floor area 74.5 sq.m. (802 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
 Tel: 01246 540540 Email: [Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>