



## 16 Ashgate Valley Road, Ashgate, Chesterfield, S40 4AX

- BEAUTIFULLY MODERNISED HOME
- OPEN PLAN KITCHEN DINER
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PARKING
- LOUNGE WITH BAY WINDOW
- THREE GOOD SIZED BEDROOMS
- SOUTH FACING LANDSCAPED GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £315,000

**HUNTERS®**

HERE TO GET *you* THERE

Nestled in the heart of the highly desirable Ashgate area, this BEAUTIFULLY MODERNISED, THREE BEDROOM DETACHED HOME offers contemporary living in a prime location, just moments from Chesterfield Town Centre. Ideally positioned within the catchment area for excellent primary and secondary schools, and with easy access to the stunning Peak District, this property is perfect for families and professionals alike.

Having been thoughtfully extended on the ground floor, the home welcomes you with a bright entrance hallway, leading to a spacious lounge featuring a charming bay window that floods the room with natural light. The heart of the home is the impressive open-plan kitchen and dining area — stylishly fitted and ideal for entertaining, family meals, or simply relaxing in comfort.

Upstairs, you'll find three well-proportioned bedrooms and a sleek, modern family bathroom complete with a contemporary three-piece suite.

Additional features include gas central heating and uPVC double-glazed windows throughout, ensuring year-round warmth and energy efficiency.

To the rear, a beautifully LANDSCPAED, SOUTH FACING garden offers a perfect retreat, complete with a raised decking area — ideal for alfresco dining or summer gatherings. To the front, a private driveway provides convenient off-road parking.

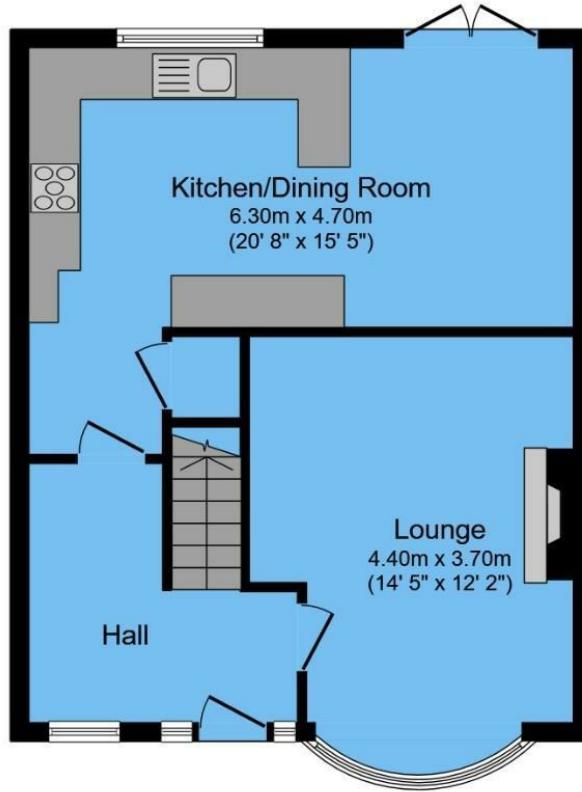
With the independent shops, pubs, and restaurants of Chatsworth Road close by, and superb transport links into the town and beyond, this move-in-ready home ticks all the right boxes for location, lifestyle, and liveability.

Early viewing is highly recommended. Call Hunters now!

Freehold, Tax Band C, EPC Rating D.







**Ground Floor**

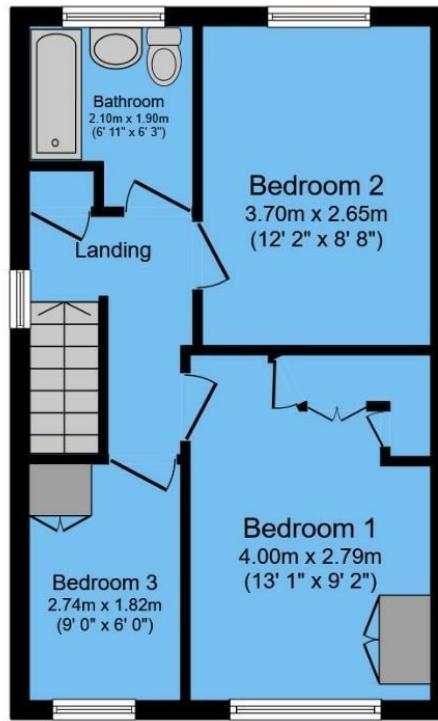
Total floor area 86.5 sq.m. (931 sq.ft.) approx

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

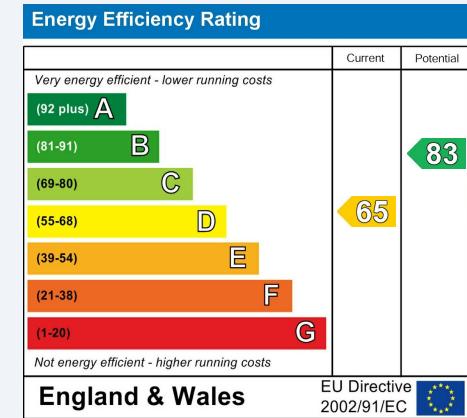
Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



**First Floor**

## 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.



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.

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