



4 Moor View Close, Wingerworth, Chesterfield, S42 6LU

- FOUR BEDROOM DETACHED HOUSE
 - CONSERVATORY
 - 3 PIECE SUITE SHOWER ROOM
 - PATIO GARDEN
- SPACIOUS LOUNGE DINER
- 4 GOOD SIZED BEDROOMS
 - SOLAR PANELS
 - CALL HUNTERS NOW

Guide Price £325,000

HUNTERS[®]
HERE TO GET *you* THERE

NEW GUIDE PRICE £325,000 to £350,000

**Welcome to this FOUR BEDROOM, FAMILY
DETACHED HOUSE.**

**Located in Wingerworth - SUPERB, SOUGHT AFTER
location, a convenient walk to Hunloke Park Primary &
Preschool, ideal for commuter links, M1 access J29,
close to local amenities, pubs & country walks!**

**Downstairs, you will find: the hallway, spacious
lounge/dining room, conservatory with a solid roof,
modern kitchen, and a WC.**

**Going upstairs, there are four good sized bedroom,
the main bedroom with fitted wardrobes, and a three piece
suite shower room.**

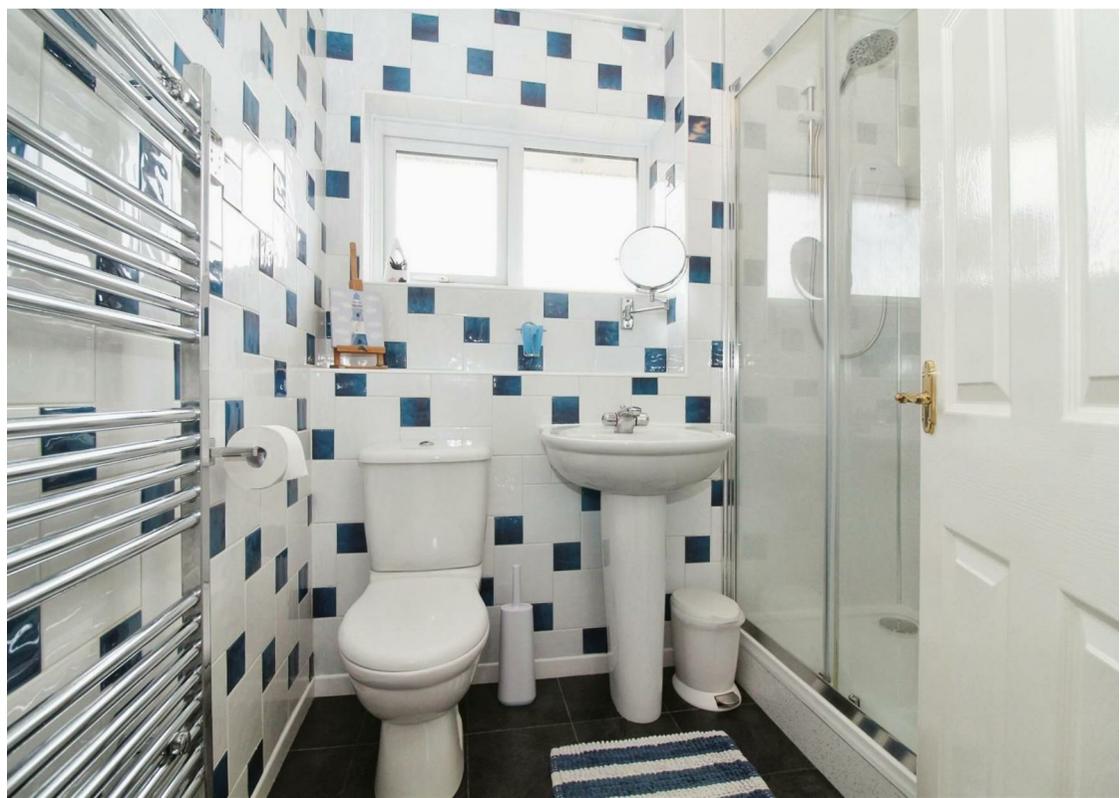
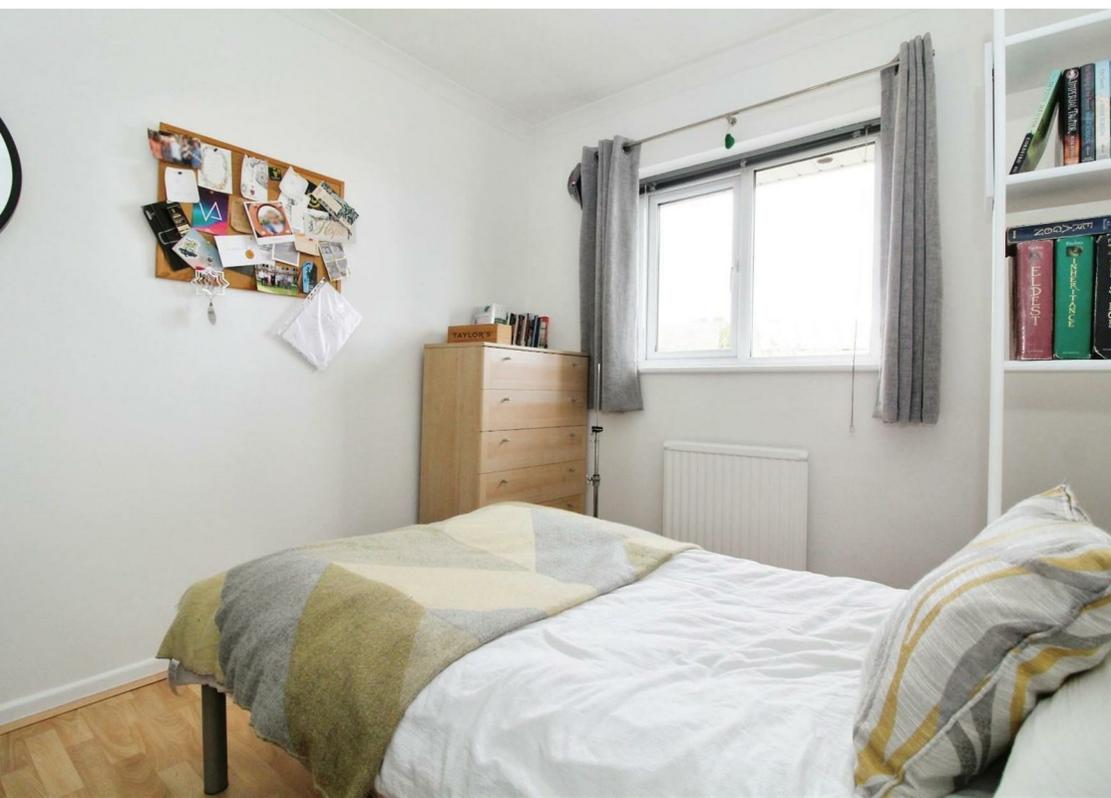
**Gas central heating and uPVC double glazed windows.
Solar panels are owned generating an annual income
of approx £500 per year & cheaper monthly bills.**

**To the rear there is an easy to maintain, patio garden.
Driveway parking for multiple cars. Garage and utility
room.**

**Don't miss out on making this property yours, call
Hunters to book your viewing now!**

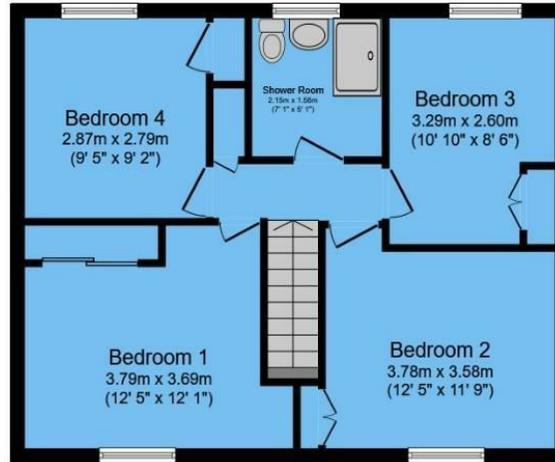
Freehold, Tax Band D, EPC Rating C.







Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(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

Total floor area 130.9 m² (1,409 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.



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