

# SOLD

subject to contract

## 8 Newhaven Close, Walton, Chesterfield, S40 3DX

- AVAILABLE WITH NO CHAIN - Immaculately presented
- GREAT NEW PRICE! ideal for families.
  - Large open plan Lounge Diner
  - Family bathroom
- SOUTH FACING GARDEN
- FANTASTIC CUL DE SAC POSITION ON THE EDGE OF SOMERSAL PARK - Walking distance to shops, parks & schools
  - Entrance hall, downstairs WC
  - Fitted kitchen with additional built in units
  - Driveway & Garage

Offers Around £260,000

CALL HUNTERS NOW



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

SUPERB CUL DE SAC LOCATION ON OFFER HERE - great for Somersall Park - just a minutes walk away! Walking distance to schools, shops & parks - minutes from the Peak District.

THIS MAKES THE LOCATION FANTASTIC FOR FAMILIES!!

With a new price & a fantastic location - this property must be viewed! **BOOK YOUR VIEWING NOW -**

Here's a great opportunity to acquire a superb family home - **THREE BEDROOM DETACHED HOUSE** in Walton.

**OFFERED WITH NO CHAIN!** - Immaculately decorated with options to modernise & improve if preferred.

As you enter this property you will find the hallway with downstairs WC. The open plan & spacious bay windowed lounge opens into the dining room having double doors onto the rear garden. The fitted kitchen boasts lots of storage & space for appliances.

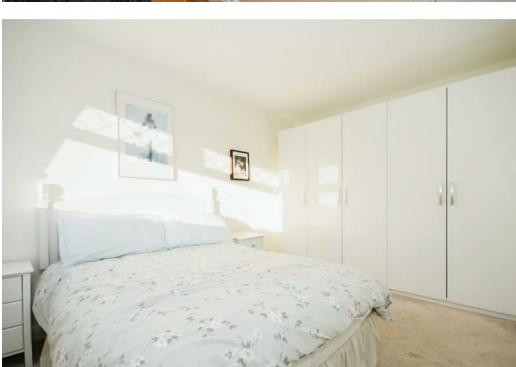
Upstairs, there are three well proportioned bedrooms and a tiled, three piece suite bathroom.

Gas central heating & uPVC double glazed.

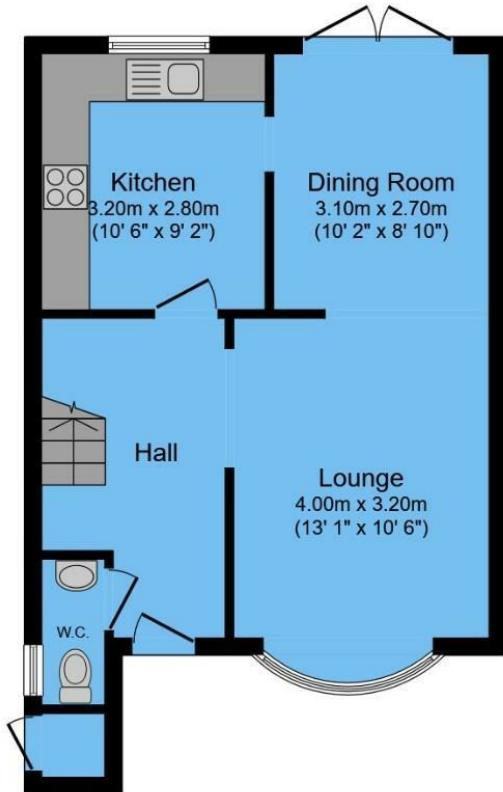
Patio garden to the rear and driveway parking with single integral garage to the front.

Don't miss out on making this property your next home. Call Hunters to view now!

| Freehold | Tax Band C | EPC Rating D |







**Ground Floor**

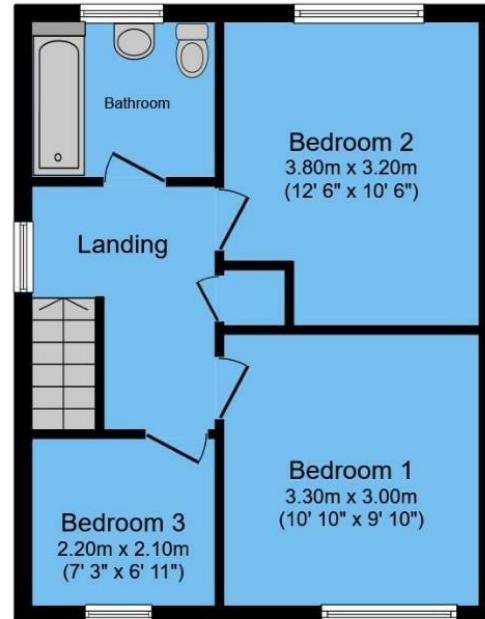
Total floor area 84.1 m<sup>2</sup> (905 sq.ft.) approx

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		66
(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.

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