

# SOLD

subject to contract

**31 Farmhouse Way, Grassmoor, Chesterfield, S42 5FN**

- MODERN FAMILY HOME
- SPACIOUS KITCHEN DINER
- THREE PIECE SUITE BATHROOM
- LANDSCAPED REAR GARDEN
- UNDER NHBC GUARANTEE
- FOUR GOOD SIZED BEDROOMS
- DRIVEWAY PARKING
- CALL HUNTERS NOW

**Guide Price £290,000**



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

GUIDE PRICE £290,000 TO £300,000

ALL YOU COULD EVER NEED..... Hunters are delighted to offer this FOUR BEDROOM, very well presented family home in this popular residential estate. Ideally positioned in this semi rural village location of Grassmoor, within easy access to the village amenities, schools, country park and five pits trail. Only a short drive into the towns of Chesterfield and Clay Cross, on the edge of the peak district and within easy access to the M1 J29.

The modern property is approx. 5 years old with the remaining 5 years NHBC warranty remaining.

The accommodation comprises entrance hallway leading into the lounge. There is a stylish and modern, well equipped kitchen diner with a great range of units, wine cooler, integrated dishwasher, space for tall fridge freezer and space for a bistro table. There is also a large walk in larder store cupboard. An added advantage is the utility room with additional integrated dishwasher, space/plumbing for a washing machine and access into the downstairs wc/cloakroom.

To the first floor is bedroom one with inbuilt mirrored wardrobes in the walk through to the ensuite tiled shower room. The other bedrooms are double in size. The stylish tiled bathroom has a white three piece suite with shower over bath.

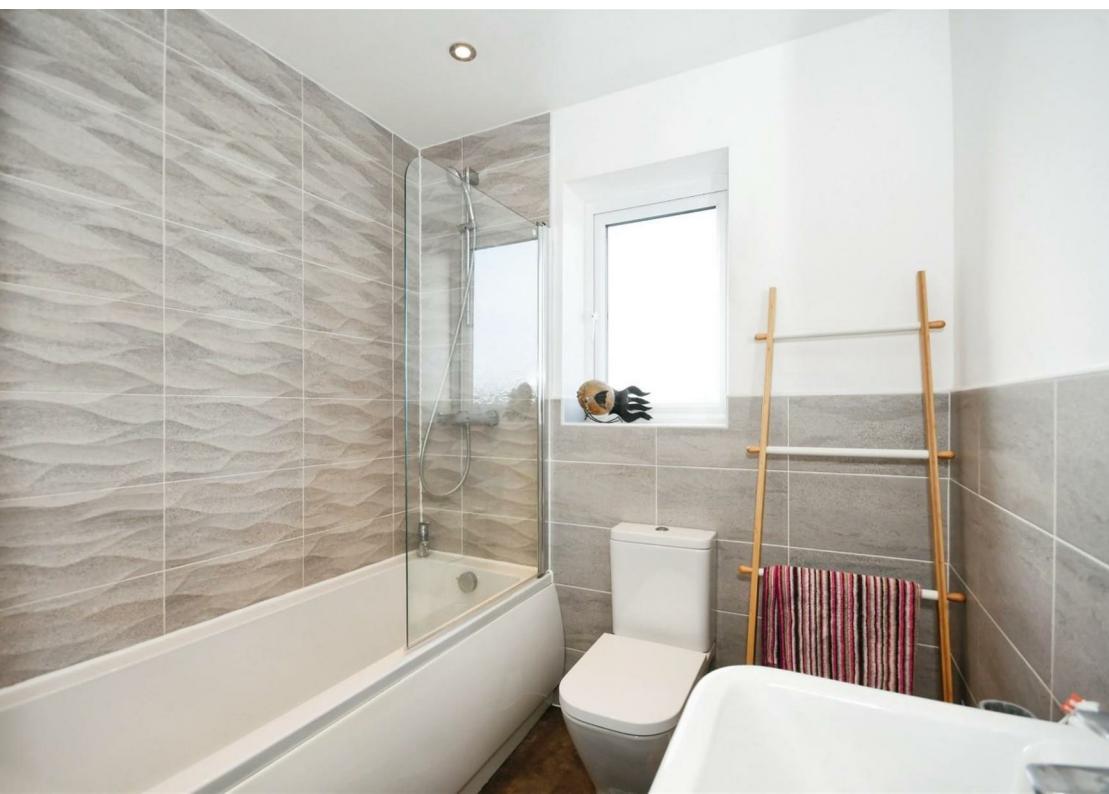
To the front is a block paved driveway for two cars giving access to the integral single garage. Gated access to the rear SOUTH WESTERLY facing and fully enclosed fabulous landscaped private garden.

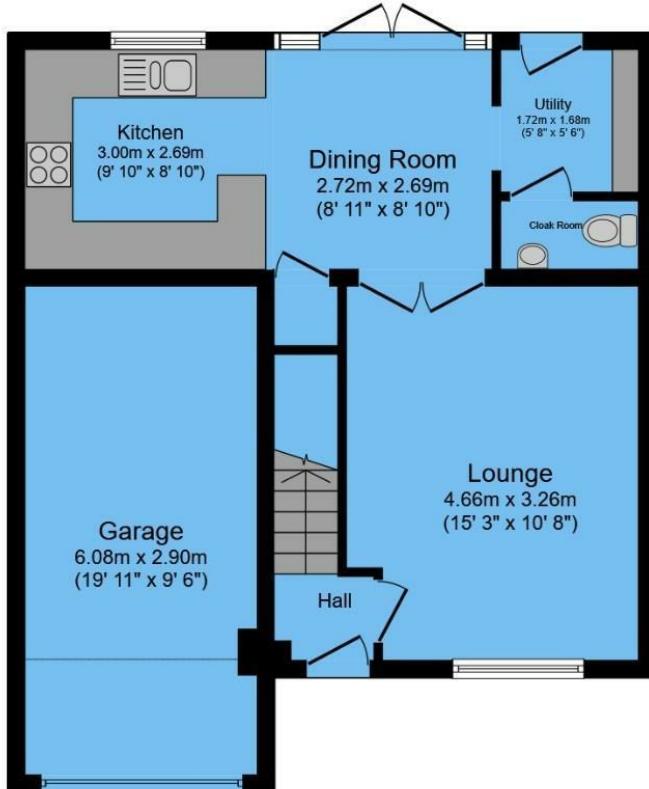
uPVC Double Glazing and Gas Central Heating.

MUST BE VIEWED - North East Derbyshire Council - Band C, EPC Rating B.

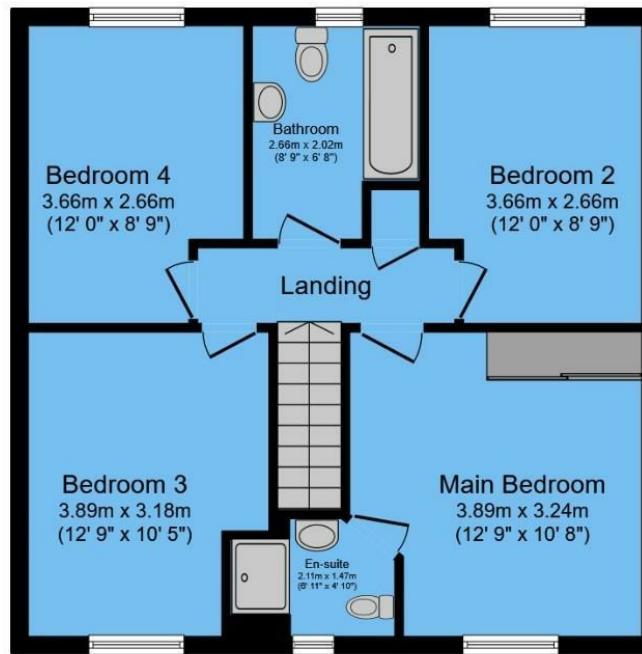
FREEHOLD but there is a ground maintenance fee of £200 payable per annum.







**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	94
(81-91)	B	83
(69-80)	C	
(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 120.2 m<sup>2</sup> (1,294 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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