



19 ROSEBUD WAY, HOLMEWOOD, CHESTERFIELD, S42 5FG

PRICE: £240,000

HUNTERS®
HERE TO GET *you* THERE

DESCRIPTION

This generously proportioned FOUR BEDROOMED, DETACHED, FAMILY HOME situated in a cul de sac, on a modern estate.

Ready to move straight into, this home comprises:- entrance hall, lounge, kitchen / diner with patio doors to the rear garden, utility room & downstairs WC.

To the first floor are four bedrooms (one with ensuite) and a family bathroom / WC.

Gas central heated & uPVC double glazed.

Outside sees driveway parking for two cars, front lawn & integral garage.

To the rear garden is a low maintenance garden with patio & lawn - perfect space for entertaining & level for children to play.

Situated the South side of Chesterfield & direct access to major transport links including the motorway network, the property is perfect for commuters, local shops, pubs, restaurants, supermarkets, schools & parks are within close proximity, Clay Cross & Chesterfield a short drive away.

The property was built in 2016 & still under NHBC builders guarantee.

FREEHOLD.

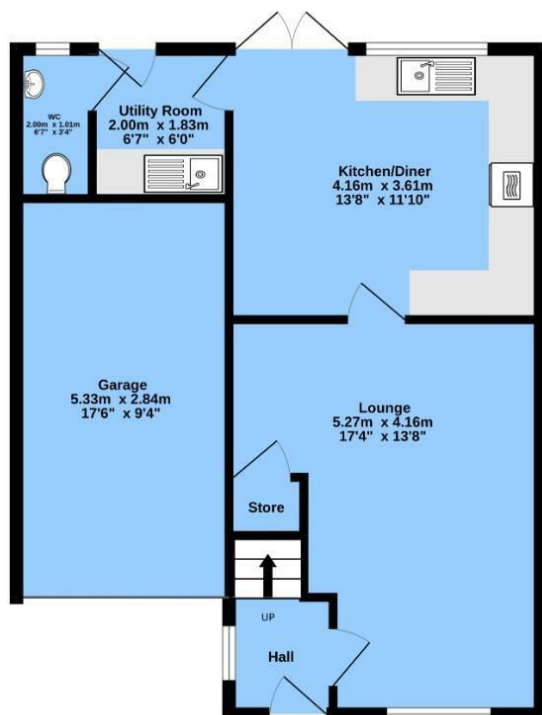
We understand the council tax band is C under North East Derbyshire Council.

VIEWING IS A MUST - CALL HUNTERS - PHONES ANSWERED 24/7.

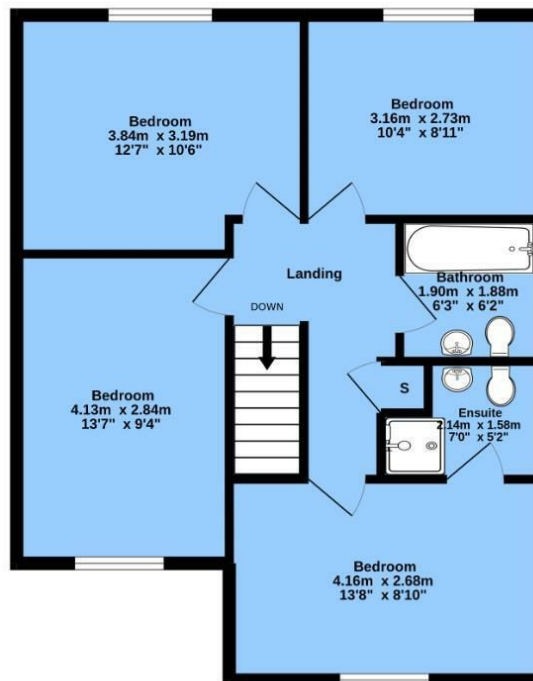




GROUND FLOOR
57.8 sq.m. (622 sq.ft.) approx.



1ST FLOOR
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 115.6 sq.m. (1244 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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		93
(81-91) B	82	
(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	

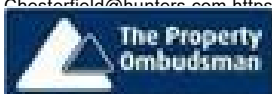
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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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Tel: 01246 540540 Email:
Chesterfield@hunters.com <http://www.hunters.com>



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