



4 Kenning Place, Clay Cross, Chesterfield, S45 9FG

- MODERN, DETACHED FAMILY HOME
- OPEN PLAN LOUNGE DINER
- EPC B
- REAR GARDEN AND PATIO
- 4 WELL PROPORTIONED BEDROOMS
- FAMILY BATHROOM WITH 3 PIECE SUITE AND SHOWER
- TAX BAND D
- CALL HUNTERS NOW!

Offers In The Region Of £300,000

HUNTERS®

HERE TO GET *you* THERE

Built in 2019 is this modern, 4 BEDROOM DETACHED home. Situated the South side of Chesterfield, Clay Cross, has all it's own village amenities including supermarket, shops, florists, hairdressers & much much more! Also being ideally situated for M1, Peak District & just a short drive to Ogston Reservoir.

As you enter this property, there is the entrance hall, an open plan lounge/diner, a separate kitchen with utility and a WC.

Going upstairs, there are 4 very well proportioned sized bedrooms, one including an ensuite shower room, and the main bathroom having a 3 piece suite and shower.

To the rear of this property there is a garden and patio space. The front of the house has parking for 2 cars and a garage.

Gas central heating (combi boiler) and uPVC double glazing.

Don't miss out on this amazing family home, call Hunters for a viewing now!

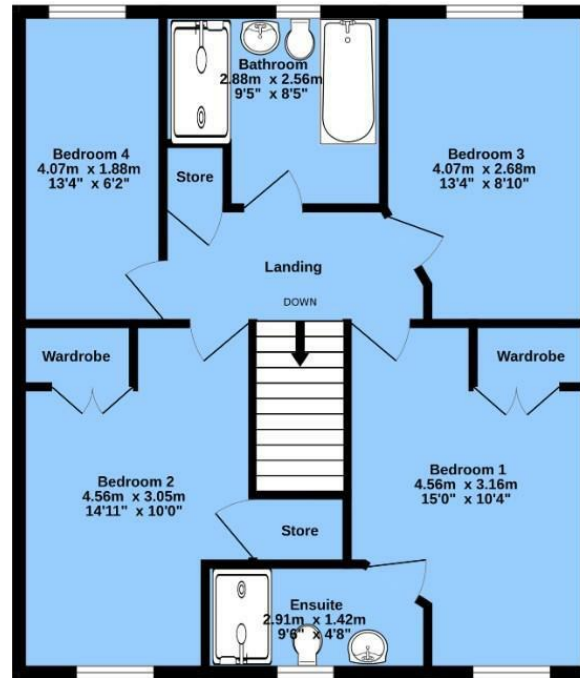
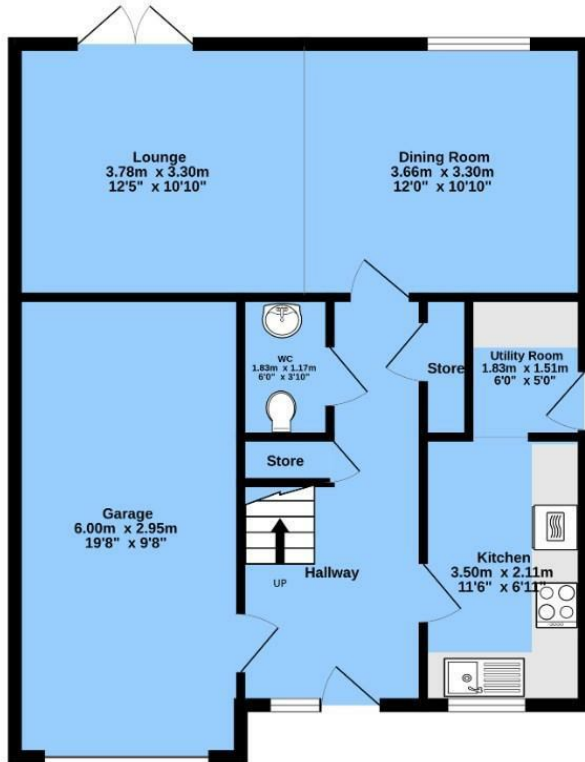
EPC B Tax Band D





GROUND FLOOR
66.3 sq.m. (713 sq.ft.) approx.

1ST FLOOR
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 130.5 sq.m. (1405 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	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

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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