



## 15 Hallfield Close, Wingerworth, Chesterfield, S42 6RP

- PERFECT FAMILY HOME
- LOUNGE WITH DOORS ONTO REAR
  - MODERN BATHROOM
  - DRIVEWAY AND GARAGE
- FOUR GOOD SIZED BEDROOMS
  - KITCHEN DINER
  - SOUTH FACING GARDEN
  - CALL HUNTERS NOW

Price £342,950 - £375,000

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

MODERN, FOUR BEDROOM DETACHED HOUSE

situated in a quiet cul de sac 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!

MUST BE VIEWED, WITH WONDERFUL VIEWS TO THE REAR!

Downstairs, this well presented, extended property comprises of a hallway, spacious lounge with double doors onto the rear garden, dining room, modern fitted kitchen diner, and a WC.

Going upstairs, there are four bedrooms, one including a three piece shower room en suite, and a newly fitted, three piece suite family bathroom.

Gas central heating and uPVC double glazed windows.

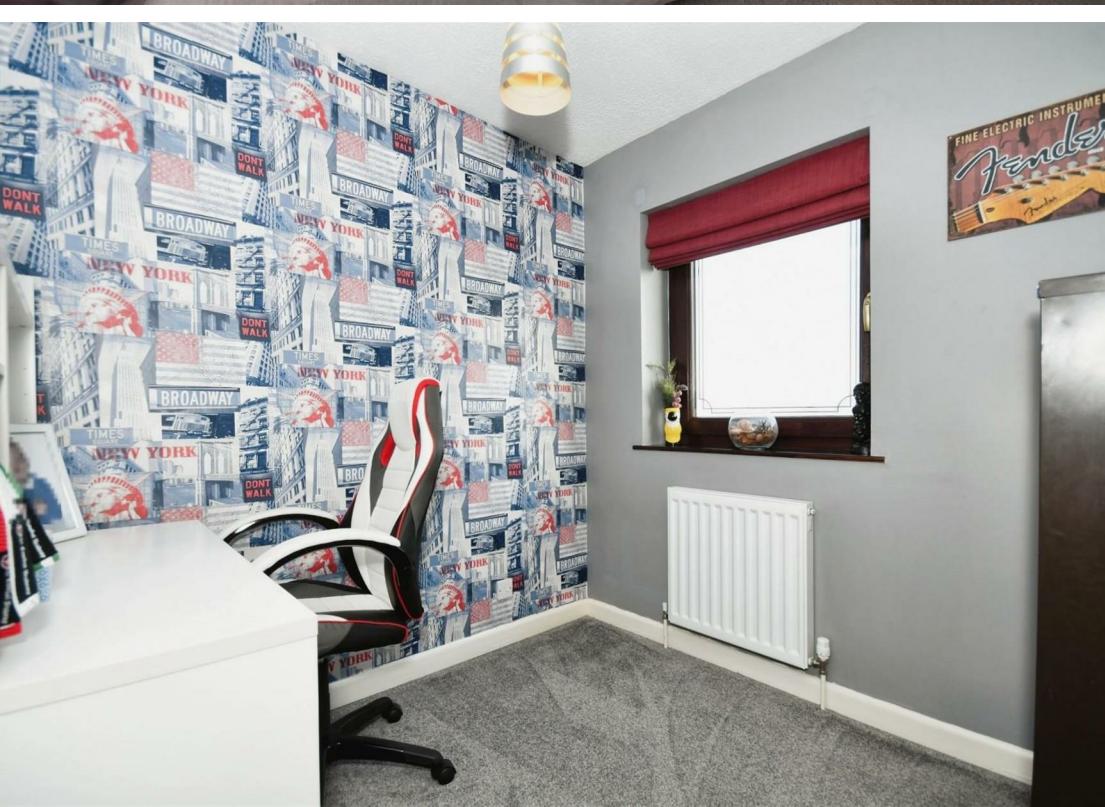
Block paved driveway and a large single garage with electricity and lighting. Front garden. Security lights to the front and rear of the property.

Enclosed, SOUTH FACING rear garden and patio space.

Don't miss out on booking a viewing at this property. Call Hunters to view now!

| Freehold | Tax Band C | EPC Rating C |

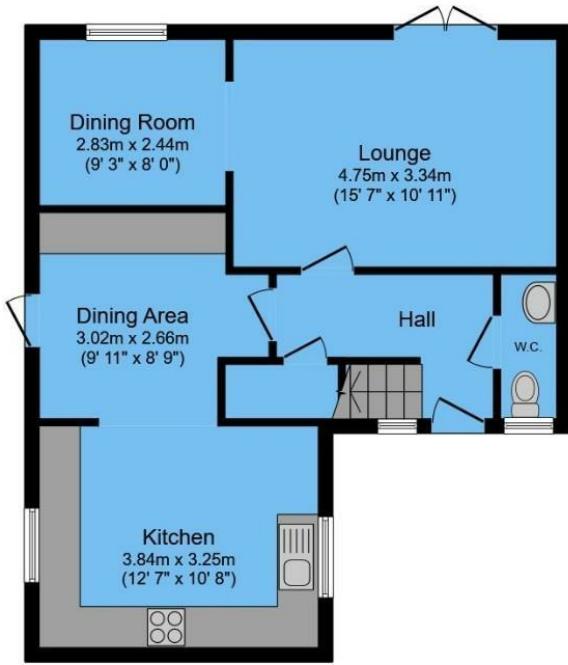




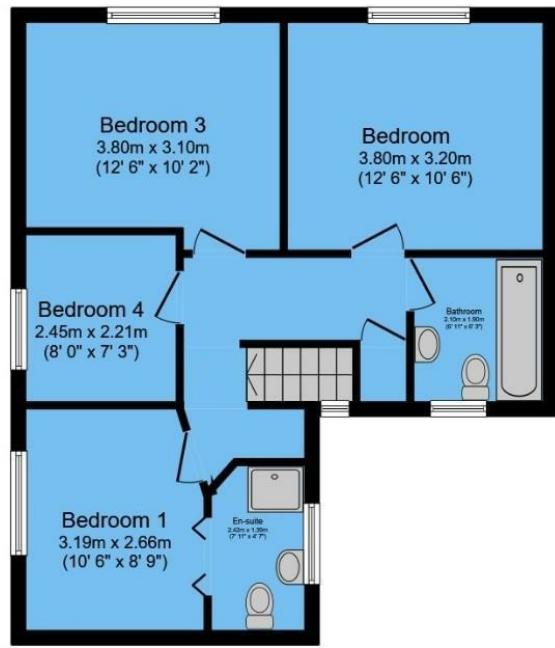
# ENERGY PERFORMANCE CERTIFICATE

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.

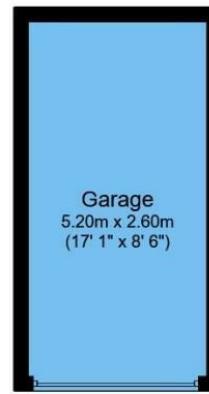
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**Garage**

Total floor area 125.4 m<sup>2</sup> (1,350 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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