



## 67a, Parkland House Holmgate Road, Clay Cross, Chesterfield, S45 9PG

- BRAND NEW IN 2025
- NO CHAIN
- DRIVEWAY PARKING
- QUALITY FINISH THROUGHOUT
- OPPOSITE COUNTRY PARK
- VIEW NOW

**Offers In The Region Of £260,000**

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A stunning new build property, recently completed in 2025, Parkland House offers a fantastic opportunity to purchase a contemporary family home in a semi-rural setting. Situated opposite a scenic country park, the property enjoys peaceful surroundings with easy access to the village's amenities, making it the perfect blend of country and convenience.

Offered with no chain, this property presents an ideal opportunity for those seeking a move-in ready home in a desirable location.

Boasting high-quality fittings, elegant flooring, and a beautifully finished interior, this home is designed to make the most of natural light throughout.

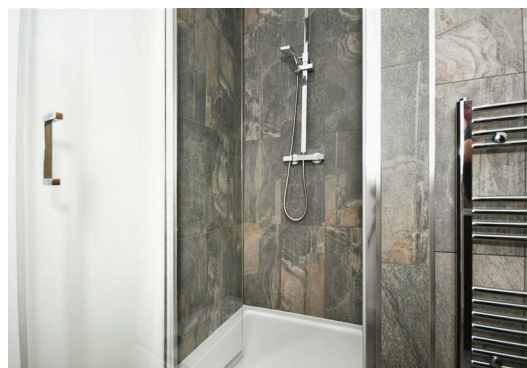
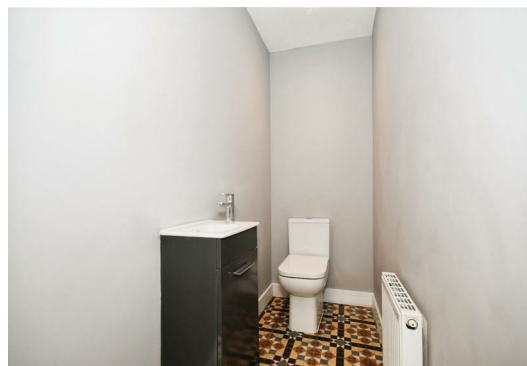
The welcoming entrance hall leads into a spacious lounge, while the open-plan kitchen/diner features a breakfast bar – ideal for both everyday living and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, including a master with an ensuite shower room, as well as a contemporary family bathroom. The landing area is enhanced by a glass balustrade, adding a touch of modern elegance to the home.

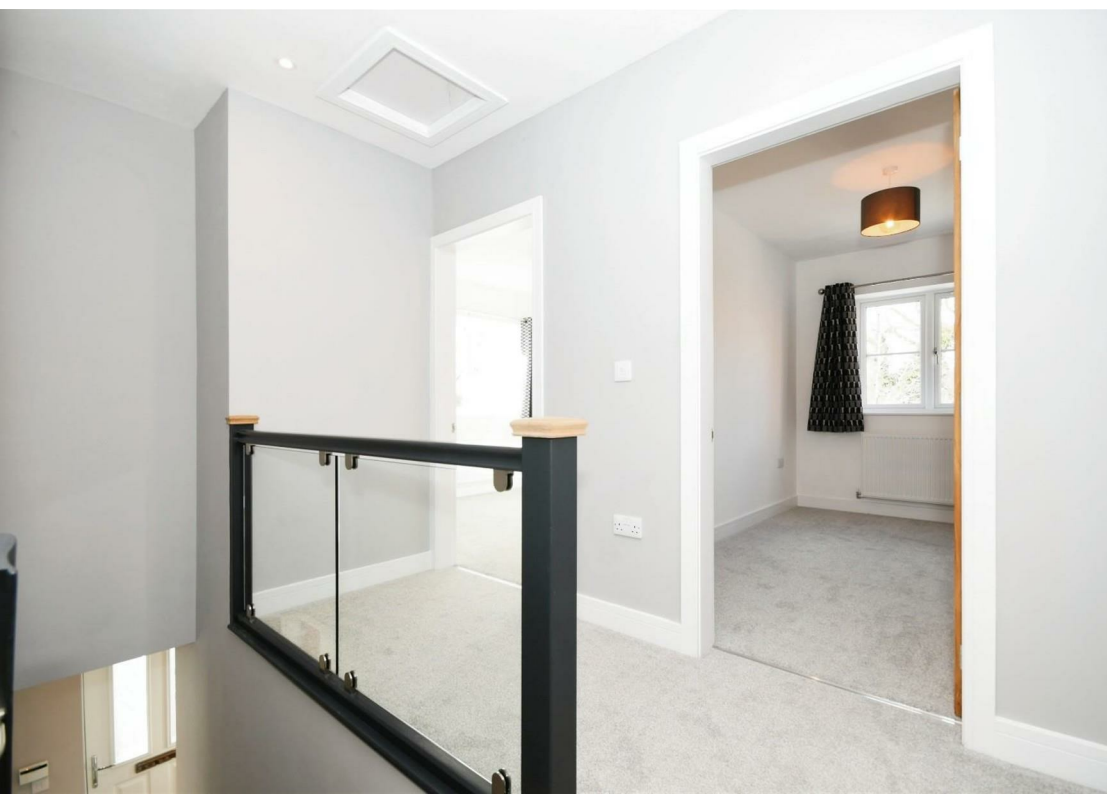
Externally, Parkland House offers a low-maintenance garden, complete with a patio and decking – perfect for outdoor relaxation. There is driveway parking for multiple vehicles, ensuring ample space for family and guests.

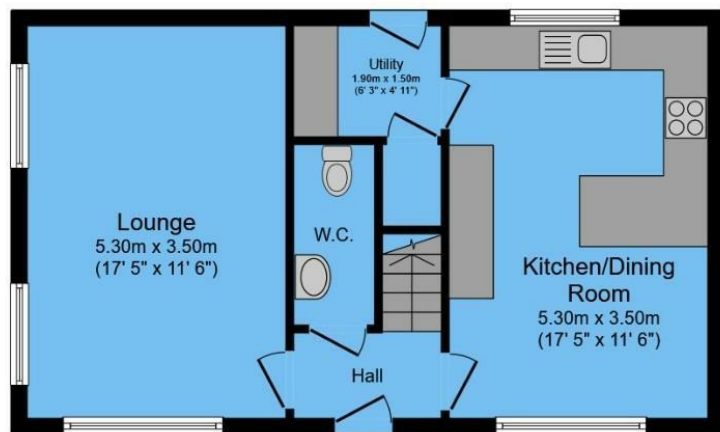
FREEHOLD | COUNCIL TAX BAND & EPC TBC - rating not yet available.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!

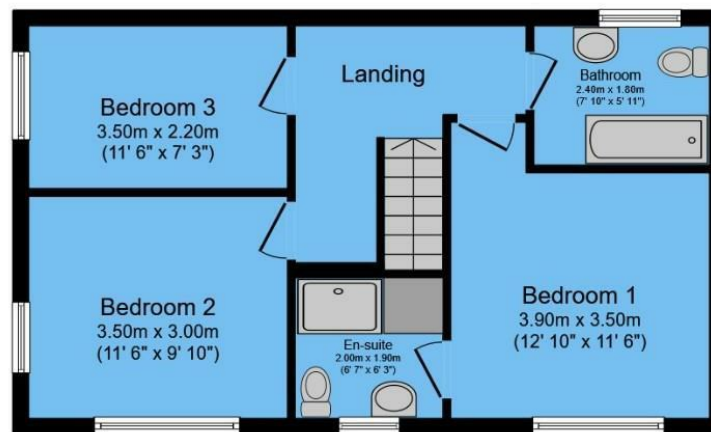








**Ground Floor**



**First Floor**

Total floor area 97.3 sq.m. (1,047 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.



## 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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