

# HUNTERS®

HERE TO GET *you* THERE

**207 Ashgate Road, Ashgate, Chesterfield, S40 4AP**

**Guide Price £290,000**





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## Property Images



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## Property Images



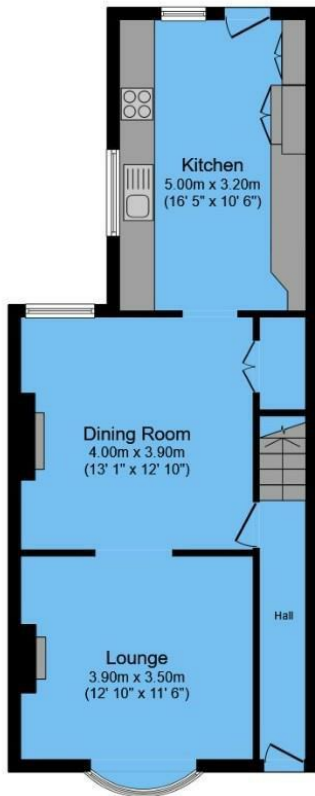
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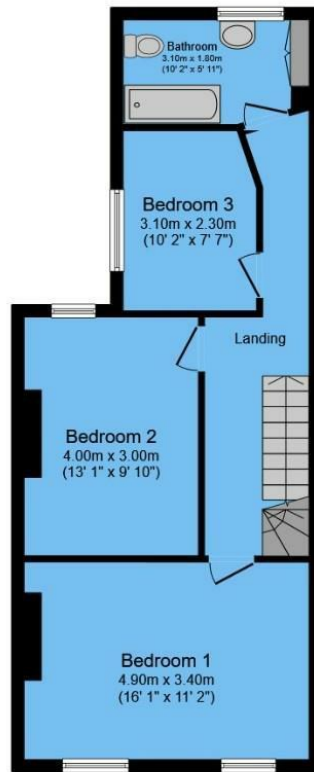


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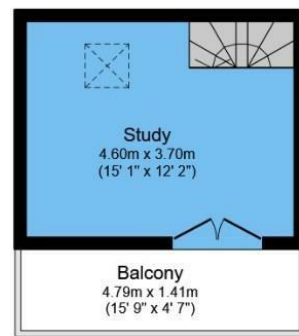
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**Ground Floor**



**First Floor**



**Second Floor**

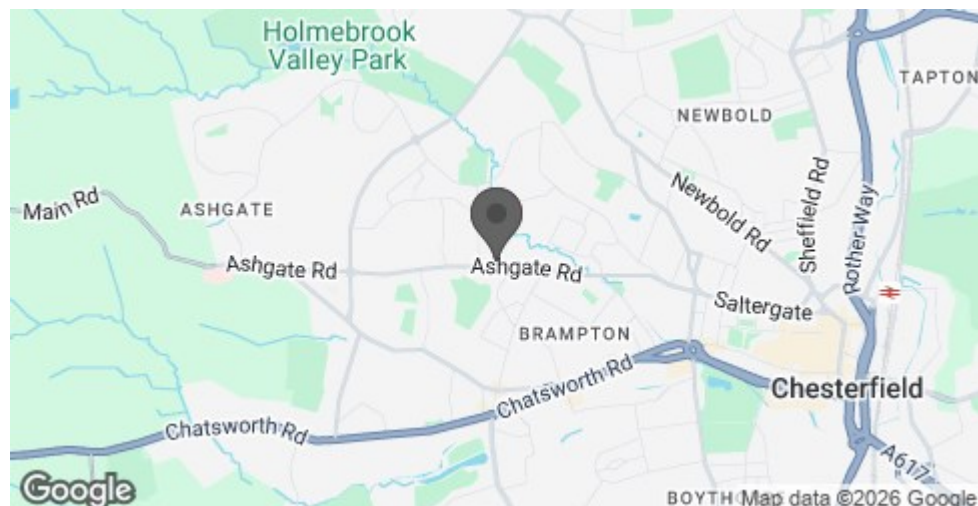
Total floor area 124.9 sq.m. (1,344 sq.ft.) approx

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	



\*GUIDE PRICE OF £290,000 TO £300,000\*

LOTS OF SPACE ON OFFER – 1,344 SQ FT OF VERSATILE ACCOMMODATION  
– THREE BEDROOMS PLUS ATTIC STUDY

Occupying a highly sought-after position in Ashgate, this superb family home is ideally located close to Chesterfield Town Centre, a wide range of local amenities, and sits within the catchment area for excellent primary and secondary schools. Positioned on the popular west side of Chesterfield, the property also benefits from easy access to the Peak District and is just a short distance from the vibrant Chatsworth Road hub of shops, cafés, pubs, and restaurants.

Beautifully presented and recently refurbished throughout, the accommodation is both spacious and stylish. The ground floor comprises a welcoming entrance hall, a bay-windowed lounge featuring an attractive log-burning stove, which opens seamlessly into the dining room - ideal for family living and entertaining. To the rear is a stunning breakfast kitchen, fitted with a range of modern units and integrated appliances.

To the first floor are three well-proportioned bedrooms, complemented by a contemporary family bathroom with shower over bath, along with a useful storage cupboard. An additional attic study provides valuable flexible space, perfect for home working or hobbies.

Externally, the property offers a driveway providing off-road parking for multiple vehicles, along with an enclosed rear garden featuring a large summer house, ideal for outdoor entertaining or additional storage.

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A HOME THAT JUST MUST BE VIEWED - CONTACT HUNTERS TO BOOK YOURS NOW!

- SOUGHT AFTER LOCATION • THREE BEDROOM • PLUS ATTIC STUDY • SEMI DETACHED • DRIVEWAY PARKING • BEAUTIFUL THROUGHOUT • ALL MODERN • VIEW NOW