



## 6 Smith Lane, Wingerworth, Chesterfield, S42 6FP

- THREE BED SEMI
- DOUBLE DRIVE
- MODERN KITCHEN
- SOUGHT AFTER LOCATION
- OPEN OUTLOOK TO FRONT
- ENCLOSED REAR GARDEN
  - ENSUITE TO BED 1
  - CALL NOW TO VIEW

**Price £210,000**

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



OPEN OUTLOOK TO REAR ON A PRIVATE DRIVE - AS GOOD AS NEW, BUILT IN 2016 is this modern, three bedroomed semi detached house with DOUBLE DRIVE & enclosed rear garden.

A recently constructed 'Bellway home' situated in a sought after village location of Wingerworth, close to popular schools, country walks, ideal for commuter links and M1 access.

The well presented home comprises:- entrance hall, downstairs WC, lounge & modern kitchen / diner.

On the first floor are three bedrooms (one with ensuite & fitted wardrobe) & combined bathroom / WC.

Outside sees the double drive, enclosed rear garden with patio & lawn areas (shed to be included subject to negotiation).

Gas central heating & uPVC double glazed.

FREEHOLD but there is a ground maintenance fee of around £102.73 per annum.

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

BOOK YOUR VIEWING NOW - CALL HUNTERS - PHONES ANSWERED 24/7!

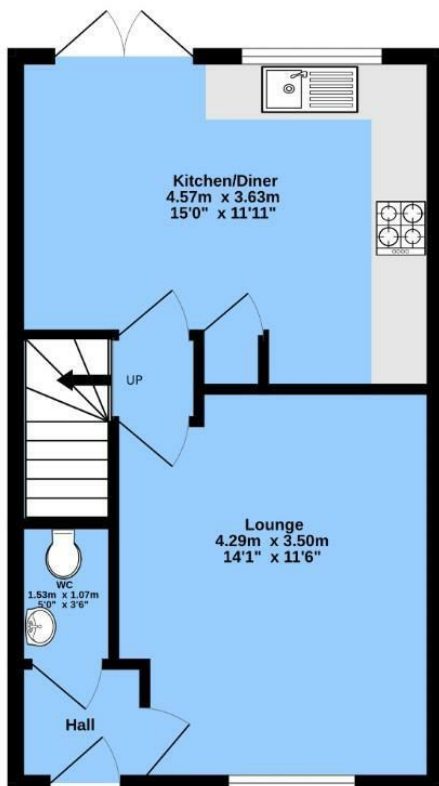




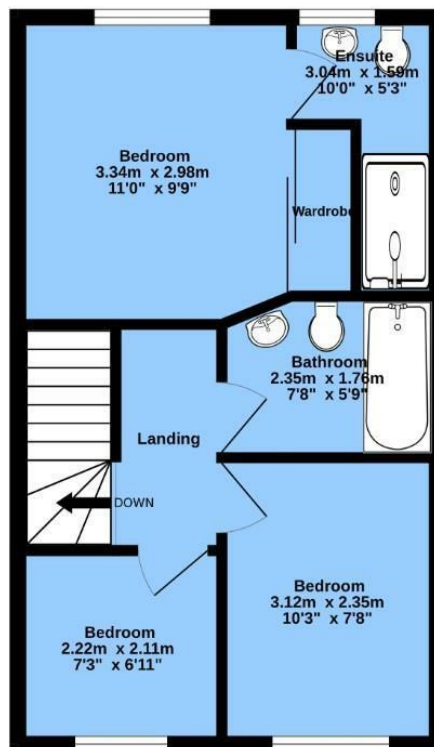




GROUND FLOOR  
36.2 sq.m. (389 sq.ft.) approx.



1ST FLOOR  
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 72.3 sq.m. (779 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 62023

## 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>96</b>
(81-91) <b>B</b>	<b>83</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	

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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