



12 Willow Court, Calow, Chesterfield, Derbyshire

- Extended 3 Bed semi detached
- Large Lounge, Kitchen, Dining Room, Upstairs Bathroom
- GARAGE & DRIVEWAY PARKING, Gardens
- AVAILABLE NOW
- Gas central heating & uPVC double glazed
- WORKING APPLICANTS PREFERRED OR GUARANTOR ESSENTIAL Sorry no pets or smokers

£950 Per Calendar Month

HUNTERS[®]
HERE TO GET *you* THERE

Situated in a popular area is this EXTENDED 3 BED semi detached home. With BRAND NEW KITCHEN for 2026!

AVAILABLE NOW! for immediate occupancy.

Large Lounge and dining room extension, three good sized bedrooms and fully tiled bathroom, with shower over bath. Extension to the rear of the property.

Driveway to the front, detached garage to the rear, and delightful gardens front and back.

Gas central heating system and double glazing. Ideally positioned for the local amenities and having easy access to Chesterfield, The Royal hospital and the M1 motorway.

WORKING APPLICANTS PREFERRED OR
GUARANTOR ESSENTIAL

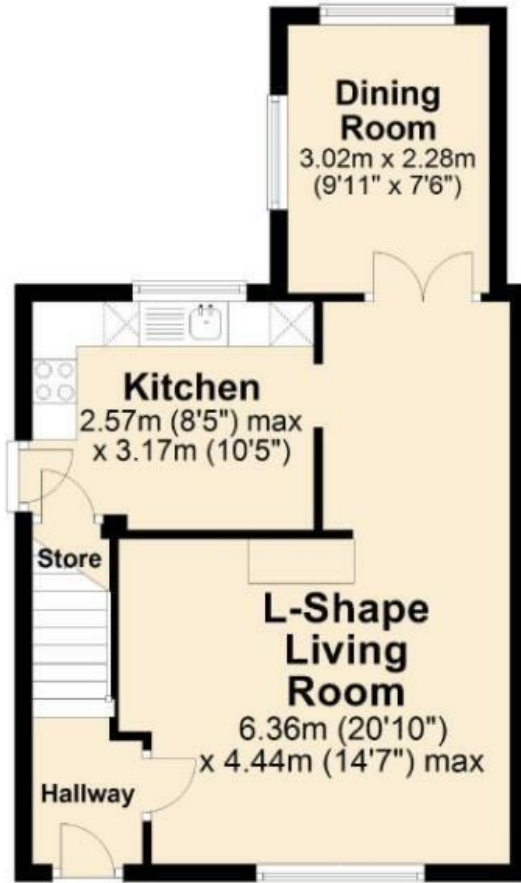
Please note - fridge freezer and washing machine will
NOT be included





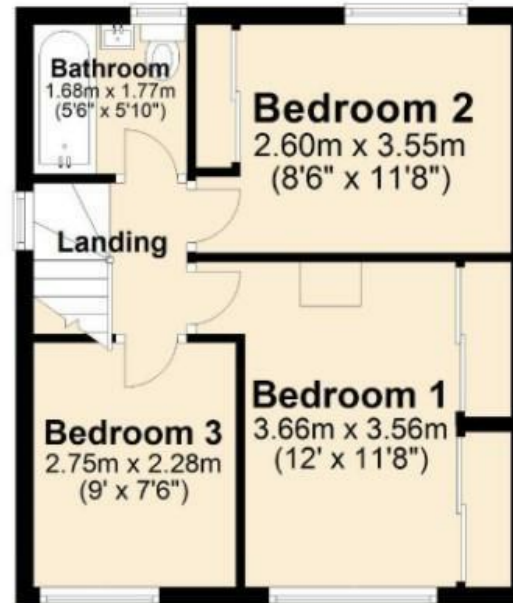
Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)




Total area: approx. 75.7 sq. metres (815.3 sq. feet)

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		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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 Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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