



**Hunters Walk, Chesterfield S40 1GB**

## welcome to

### Hunters Walk, Chesterfield

An exceptional modern home offering accommodation over 3 floors. The property features a living/kitchen/diner, separate lounge, utility, WC, 4 double bedrooms, the principal bedroom having en-suite, and family bathroom. Externally the property offers rear parking EV charger, garage and mature garden

#### Entrance Hall

Double glazed exterior door opens into a welcoming entrance hall with

#### Snug/Lounge

The property features a separate snug/lounge - Currently utilised as a playroom, this space would lend itself to a range of uses and features fitted carpet, radiator and double glazed window to the front elevation.

#### Living/Kitchen/Diner

The heart of the home! This impressive space is the perfect hub for busy family life, with space for cooking, seating and formal dining. The kitchen is fitted with a selection of wall base and drawer units providing ample storage, with complimentary worktops and matching upstands completing the modern styling of the space. The kitchen offers the benefit of double eye-level ovens, gas hob with fitted extractor hood over, integral microwave and integral fridge/freezer. The counter tops also incorporate a stainless steel sink and drainer unit with mixer tap over. Tiled flooring flows through the space into the living/dining area beyond. This space sits before bi-folding doors opening to the garden, making this a fantastic spot for summer entertaining. With radiator and useful under-stairs storage cupboard.

#### Utility

This functional space is fitted with a further selection of wall and base units providing additional storage. Space is provided for a free-standing washing machine and tumble dryer, and the counter-tops incorporate a second stainless steel sink and drainer unit. With tiled flooring, radiator and double glazed window to the side.

#### Wc

A must have in a modern home - Fitted with low level WC and hand-wash basin. With partial tiling, radiator and frosted double glazed window.

#### First Floor Landing

Carpeted stairs ascend to a central landing area with stairs to the second floor and doors to:

#### Bedroom Three

Currently utilised as a spacious lounge, this comfortable double bedroom features fitted carpet, radiator and two double glazed windows to the rear.

#### Bedroom Four

A generous double bedroom benefitting from fitted carpet, radiator and two double glazed windows to the front elevation.

#### Family Bathroom

Fitted with a modern white suite comprising panel bath with mains powered shower above and fitted glass shower screen, floating hand-wash basin and low level WC. The bathroom benefits from tiled walls, tiled flooring, chrome heated towel rail and frosted double glazed window.

#### Second Floor Landing

Carpeted stairs ascend to a second landing area with the benefit of a fitted storage cupboard. With doors to:

#### Bedroom One

A generous double bedroom benefitting from a suite of fitted wardrobes providing ample storage. With fitted carpet, radiator and two double glazed windows to the rear.





### **En-Suite Shower Room**

Having a chrome and glass corner shower with mains powered shower, floating hand-wash basing and low level WC. With partial tiling to the walls, tiled flooring, chrome heated towel rail and frosted double glazed window.

### **Bedroom Two**

A generous double bedroom featuring fitted carpet, radiator and two double glazed windows to the front elevation.

### **Garage**

The property benefits from a brick-built garage to the rear providing additional parking or storage as required. With manual up and over door and personnel door to the side leading to the garden.

### **Outside**

The property sits back from the road with an attractive lawn frontage adding to the property's kerb appeal. To the rear, the property benefits from a mature lawned garden with patio area for summer entertaining. With fenced boundaries. The property also offers parking to the rear, together with an EV charging point.



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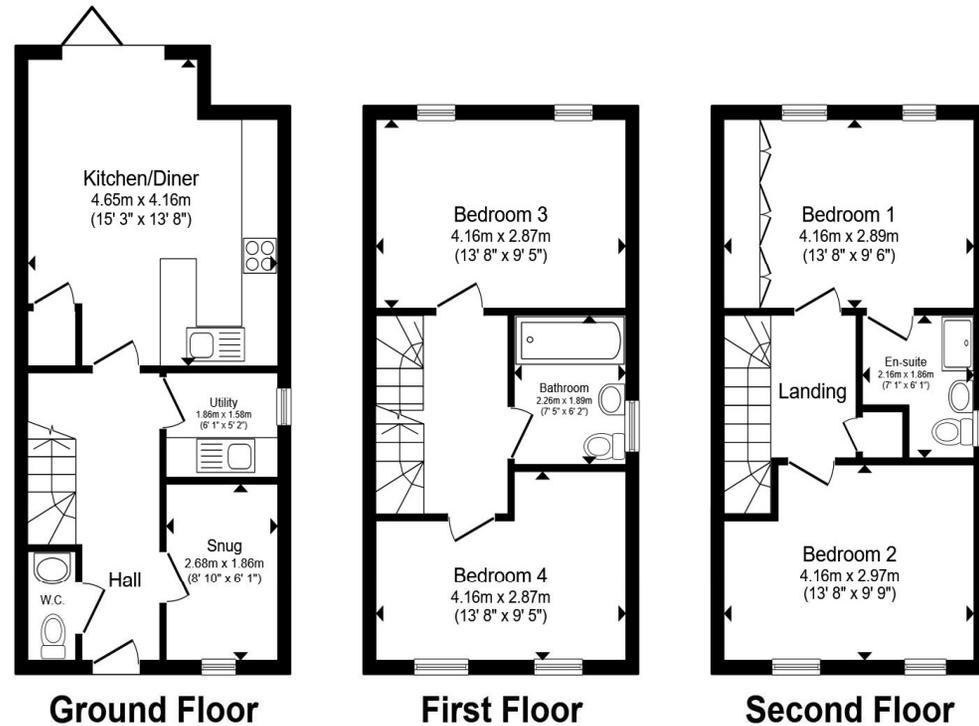
## Hunters Walk, Chesterfield

- Council Tax Band C
- Modern Family Home
- Accommodation over Three Floors
- En-Suite to Principal Bedroom
- Ground Floor WC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£304,995**



Total floor area 104.9 m<sup>2</sup> (1,129 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

CSF105041 - 0005

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