







85 Derby Road, New Tupton, Chesterfield, S42 6JX

- THREE BEDROOMS
- IDEAL FIRST TIME BUY/FAMILY HOME
- GARAGE TO THE REAR & ENCLOSED GARDEN
- SEMI DETACHED HOUSE
- DRIVEWAY PARKING
- VIEW NOW!

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Offers In The Region Of £215,000

THREE BEDROOM SEMI DETACHED HOUSE - GREAT FIRST TIME BUYER OR FAMILY HOME! VIEW NOW!

Positioned in a convenient and popular location, this well-maintained three-bedroom semi-detached home represents a fantastic opportunity for first-time buyers or growing families alike. Nestled just south of Chesterfield, the sought-after village of New Tupton combines a welcoming community atmosphere with great everyday conveniences, highly regarded local schools and scenic surroundings. Plus smooth connections via the A61 and the M1 motorway.

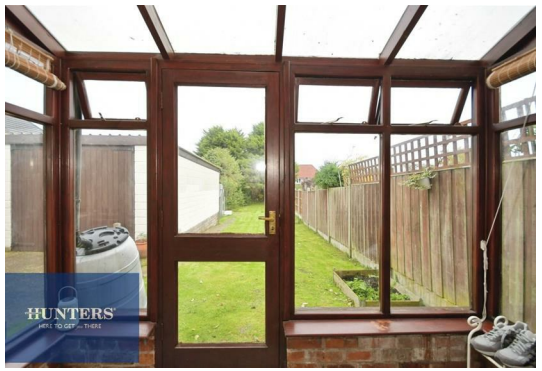
The ground floor welcomes you through a practical porch and entrance hall, leading seamlessly into a comfortable lounge, a modern kitchen equipped with ample storage, a convenient downstairs WC, and a light-filled garden room that opens directly onto the rear outdoor space.

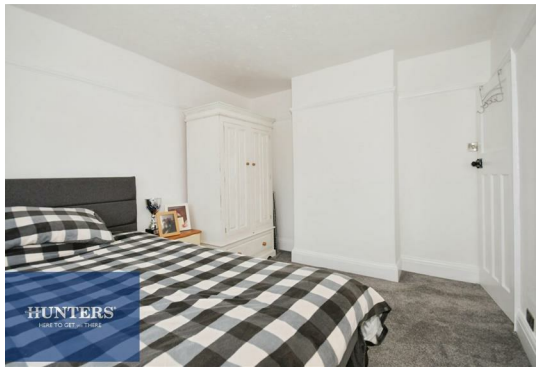
To the first floor, the accommodation offers three well-proportioned bedrooms alongside a contemporary family bathroom featuring a corner bath with an overhead shower.

Externally, the property benefits from a driveway providing off-road parking to the front. To the rear, there is a generous enclosed lawned garden complete with a garage space, providing excellent additional storage.

FREEHOLD - COUNCIL TAX BAND B








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Total floor area 81.7 sq.m. (880 sq.ft.) approx

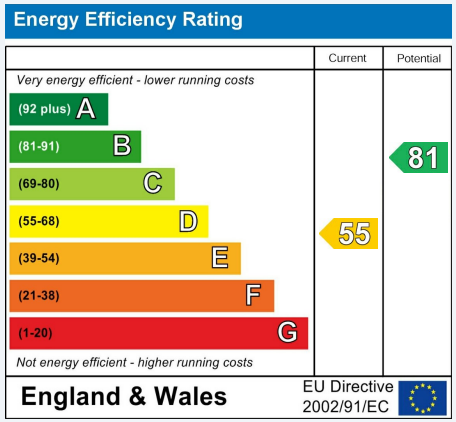
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.



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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com https://www.hunters.com

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