

wards
estate agents

2 Hunters Walk

Saltergate, Chesterfield, S40 1GB

Guide price £435,000

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NO ONWARD CHAIN !!!
Guide Price £435,000-£450,000

Early viewing is highly recommend of this outstanding and superbly presented FOUR DOUBLE BEDROOM/TWO BATHROOM EXECUTIVE DETACHED FAMILY HOUSE!

Situated on this enviable corner plot within the popular residential complex of Hunters Walk which is located just a short walk to the Town Centre amenities, local schooling, bus and train stations along with great commuter road links via the A61/617 & M1 motorway leading to Dronfield, Sheffield and further afield.

Internally the impeccably presented family accommodation benefits from the remaining 2 years of an NHBC build certificate, a range of extra upgrades, gas central heating, uPVC double glazing and is presented with a stylish contemporary modern scheme of decoration throughout.

On the ground floor a spacious entrance hallway, cloakroom/WC, family reception room, stunning integrated dining kitchen with breakfasting island.

To the first floor:- principal double bedroom with exquisite en suite shower room, three further double bedrooms and luxury family bathroom with a 4 piece suite.

Front driveway is laid with block paving and offers off street parking for a number of vehicles & access to the double detached garage with utility area & Cloakroom/WC . Further lawn with planted shrub borders & flower beds & decorative railings. Fully insulated metal storage unit.

To the side / rear is a lovely enclosed garden, mainly laid to lawn with decorative flower borders & feature stone wall boundary & a paved patio area offering a lovely space for outside seating and family/social enjoyment & benefiting from an electric awning.

Additional Infomation
Built 2018 and is covered by a 10 year NHBC warranty.
LED light fittings & upgraded internal doors
Chrome Brushed Switches & Sockets
Gas central heating/remote controlled heating systems
Four Way Coloured CCTV system
Electronic Awning to the patio
Built in Security Safe.
Fibre Optic Internet
Gross Internal Floor Area - 163.1 Sq.m/ 1755.9 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area- Brookfield Community School

























Additional Information
Private Road and Communal Areas which are owned and maintained by:- Limetree Park No 1 Management Company. Yearly Maintenance Charge reviewed in Nov/Dec, payable in January and is currently £240.00 per annum

Entrance Hall
12'3" x 9'7" (3.73m x 2.92m)
A glazed composite door into the hallway gives access to the ground floor accommodation. Feature balustrade staircase which rises to the first floor landing. There is a built in cupboard offering a great space for coat hanging and houses the electric consumer box. Under stairs storage cupboard.

Cloakroom/WC
6'11" x 3'1" (2.11m x 0.94m)
Fitted with a white floating hand wash basin & a low flush w.c. Further features include; complimentary part tiling to the walls, tiling to the floor & extractor fan. Side aspect window.

Kitchen/Breakfast/Dining Room
24'8" x 13'8" (7.52m x 4.17m)
Truly the hub of the home this kitchen diner has been designed to offer a place for family living with a beautiful open plan kitchen & family seating area. Fitted with a superb range of modern high gloss base units with drawer soft closing, Granite work tops/ up stands over with sunken 1.5 stainless steel sink & mixer tap with grooved draining space. Integrated Neff appliances include a double oven with grill plus microwave & electric induction hob with a stainless steel chimney hood over. Integrated fridge/freezer & dish washer. A central island compliments the kitchen area with feature drop lighting, a great space for a breakfast bar area with storage units below. LED lights are found to the plinths of the base units. Two PVCu double glazed windows to the front aspect, spot lighting to the ceiling, pop up electric sockets points to the island area . Space for family dining & a relaxing seating area to the rear of the property, where you will find French doors opening to the enclosed garden. This seating area again benefits from spot lighting to the ceiling and a further central heating radiator and the whole room is completed with complimentary tiling to the floor. Access to the Utility Room is also given.

Utility Room
6'5" x 5'3" (1.96m x 1.60m)
Complementing the kitchen, this utility area is fitted with wall & base units with Granite work surfaces/up stands over & offers space & plumbing for an automatic washing machine & dryer. An external PVCu door opens to give access to the side of the home, whilst further features include; complimentary spot lighting to the ceiling, an extractor fan, tiling to the floor and the wall mounted boiler with Ideal logic heat sensor.

Reception Room
18'8" x 11'7" (5.69m x 3.53m)
This beautifully presented family lounge is located to the front of the home and is fitted with coving to the ceiling, a front facing PVCu walk in bay window and a central heating radiator.

First Floor Landing
13'7" x 3'2" (4.14m x 0.97m)
Half turn stairs with spindled balustrade. There is a built in double airing cupboard offering storage space & houses the hot water system. Access to the insulated loft space.

Principal Double Bedroom
12'10" x 11'9" (3.91m x 3.58m)
This lovely principal bedroom is fitted with two PVCu double glazed windows to the side elevation, TV & telephone points. Finishes with complementary built in wardrobes with sliding doors and door to en suite.

En-suite
8'11" x 4'10" (2.72m x 1.47m)
Modern fitted white floating hand wash basin, a low flush w.c, & a walk in tiled double shower cubicle with mains shower. Inset ceiling spotlights, a chrome heated towel rail, an electric shaving point, extractor fan, tiled flooring & an obscure glass PVCu double glazed window with deep sill.

Rear Double Bedroom Two
12'1" x 11'11" (3.68m x 3.63m)
A second double bedroom and a PVCu double glazed window which overlooks the garden.













Front Double Bedroom Three
9'7" x 8'11" (2.92m x 2.72m)
A front facing bedroom which is fitted with a PVCu double glazed window

Front Double Bedroom Four
12'6" x 7'4" (3.81m x 2.24m)
A further front facing bedroom with front aspect window.

Luxury Bathroom
8'10" x 6'7" (2.69m x 2.01m)
Fitted with a white four piece suite offering a modern white floating hand wash basin, a low flush w.c, a panelled bath and a walk in fully tiled shower cubicle with mains shower. front aspect window, spot lighting to the ceiling, an electric shaving point, an extractor fan & a chrome heated towel rail. Complimentary part tiling to the walls & tiling to the floor.

Double Garage
20'8" x 20'3" (6.30m x 6.17m)
Double detached garage stands to the side of the property, offers two alarmed electric roller shutter doors & a rear courtesy door to the garden. The original Sales Office of the development, the garage offers a kitchen/utility area fitted with base units, a sink & water heater. In addition there is cloakroom with an extractor fan, a low flush w.c & pedestal hand basin, also houses the garages separate fuse box. with spot lighting to the ceiling, panic button for the independent alarm & a loft access hatch, this garage lends itself for a great opportunity for easy conversion for an annexe, family room or office/beauty studio subject to necessary planning consents being obtained.

Utility Area
5'3" x 4'1" (1.60m x 1.24m)
Fitted with base units, a sink and water heater

Cloakroom/WC
5'3" x 4'6" (1.60m x 1.37m)
Additional cloakroom with an extractor fan, a low flush w.c and a pedestal hand basin, and which also houses the garages separate fuse box.

Outside
The property offers an extensive plot to the front of the home, offering an enclosed garden to the front with a decorative & complimentary black ball top railings with matching access gates. This low maintenance, established garden is planted with an abundance of feature plants & a water feature. A pathway gives access to the front entrance of the home, whilst a gate to the side gives access to the rear enclosed garden. A driveway to the front of the home is laid with block paving & offers off street parking for a number of vehicles whilst giving access to the double

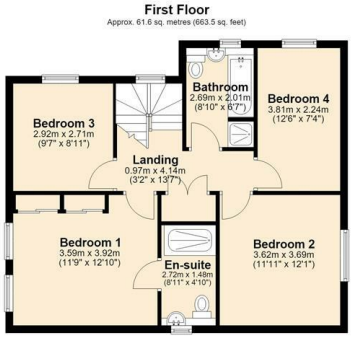
School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

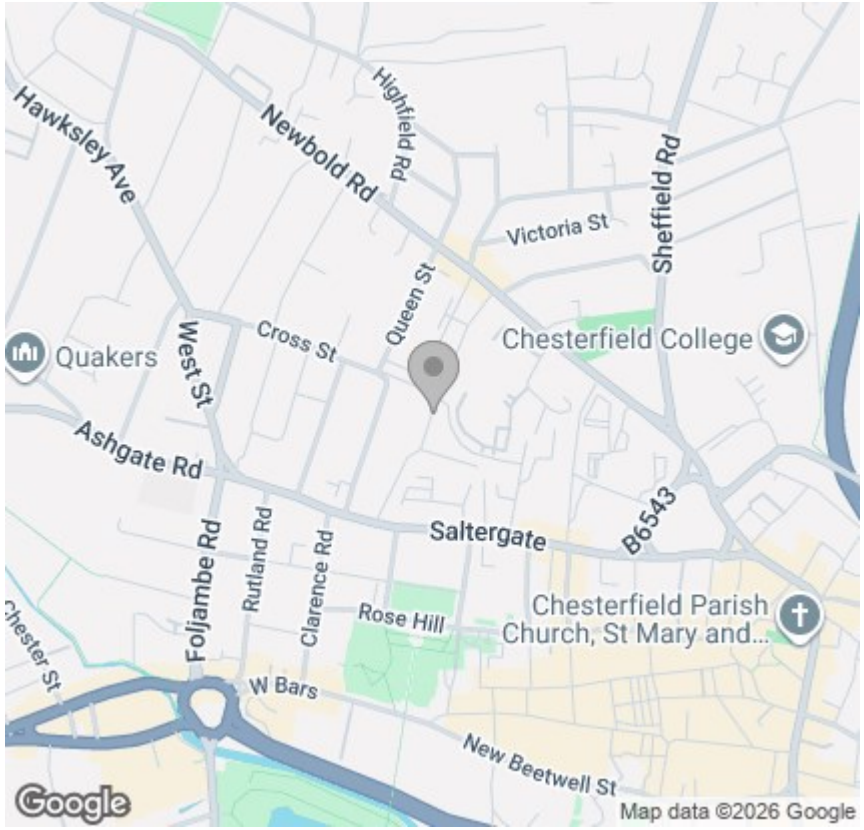
Floor Plan





Total area: approx. 163.1 sq. metres (1755.9 sq. feet)

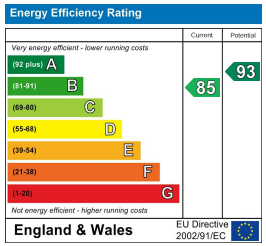
Area Map

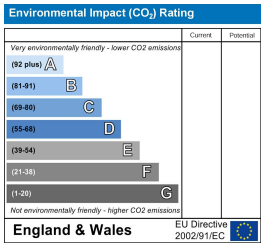


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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