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**25 Hawkshead Way, Dunston**

Chesterfield

Guide Price **£360,000**

# 25 Hawkshead Way

Dunston, Chesterfield

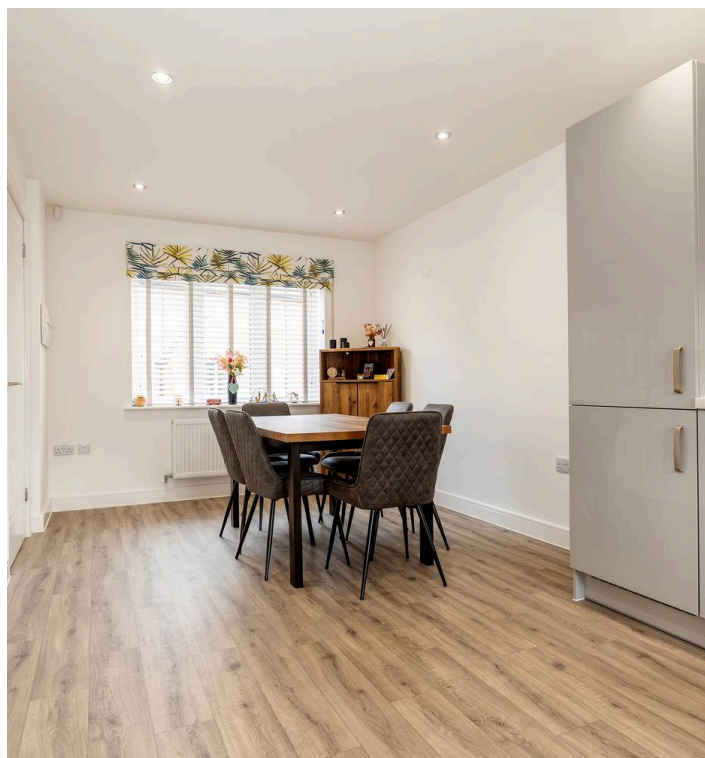
Presenting this superb 4 bedroomed detached property located in the heart of Dunston on a unique, private and larger than average plot. This well sought after location provides not only numerous local amenities including the fantastic Dunston Hall Garden Centre but is also in the catchment area for OFSTED rated 'outstanding' school St Mary's Catholic High School. Number 25 offers bright and spacious accommodation totaling an impressive 1,374 sq ft, briefly consisting of an open kitchen/diner, living room, downstairs w/c and utility, to the upstairs is 4 double bedrooms, one with an en-suite and a family bathroom. To the outside is a private and enclosed rear garden and ample off road parking on the driveway. It is easy to say that this newly built home is a must see property.

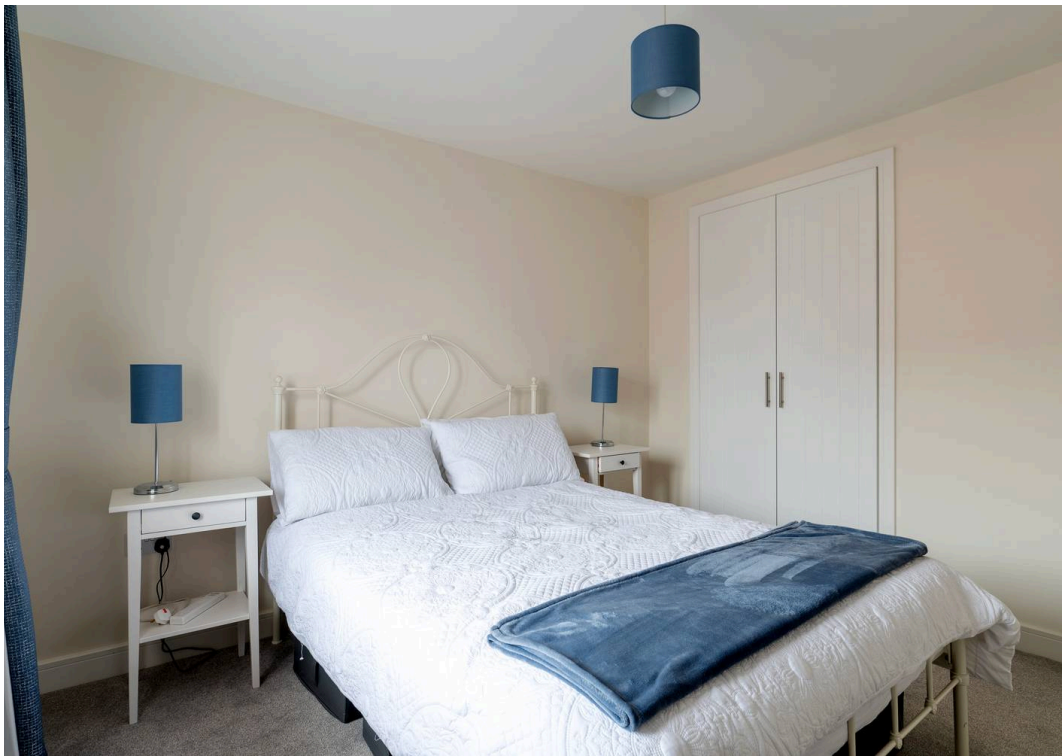
Council Tax band: E

Tenure: Freehold

- SUPERB FOUR BEDROOMED DETACHED PROPERTY
- LOCATED IN THE WELL SOUGHT AFTER LOCATION OF DUNSTON
- PERFECT HOME FOR YOUNG FAMILIES
- NEWLY BUILT PROPERTY IN 2022
- CLOSE TO NUMEROUS LOCAL AMENITIES INCLUDING DUNSTON HALL GARDEN CENTRE
- EASY AND CONVIENTENT OFF ROAD PARKING ON THE DRIVEWAY
- LOCAL SCHOOL CATCHMENT INCLUDING DUNSTON PRIMARY SCHOOL AND ST MARYS CATHOLIC HIGH SCHOOL
- PRAIVTE AND ENCLOSED REAR GARDEN
- VIEWING IS ESSENTIAL TO DO FULL JUSTICE
- FREEHOLD PROPERTY AND COUNCIL TAX BAND E

£2,604 P/A





### Garage

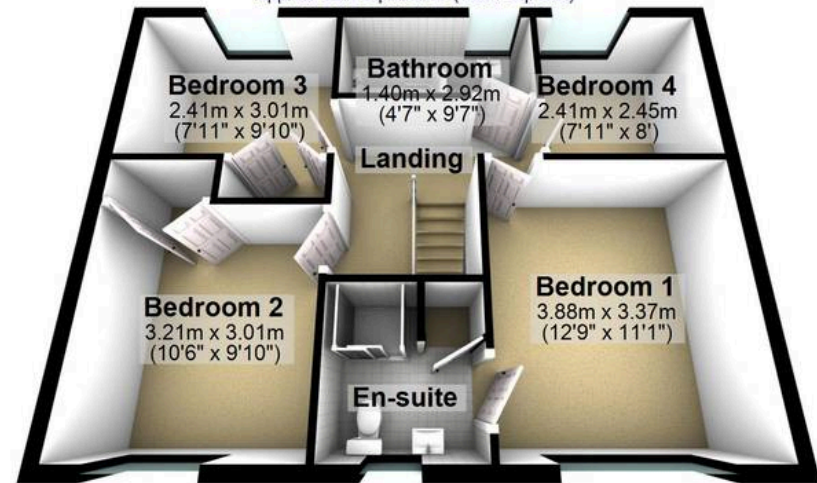
Approx. 18.0 sq. metres (193.3 sq. feet)



**Garage**  
6.01m x 2.99m  
(19'8" x 9'10")

### First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



**Bedroom 3**  
2.41m x 3.01m  
(7'11" x 9'10")

**Bathroom**  
1.40m x 2.92m  
(4'7" x 9'7")

**Bedroom 4**  
2.41m x 2.45m  
(7'11" x 8')

**Landing**

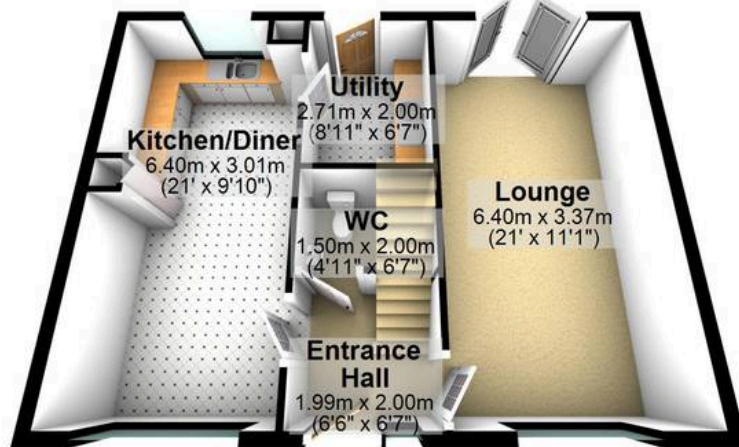
**Bedroom 2**  
3.21m x 3.01m  
(10'6" x 9'10")

**Bedroom 1**  
3.88m x 3.37m  
(12'9" x 11'1")

**En-suite**

### Ground Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



**Kitchen/Diner**  
6.40m x 3.01m  
(21' x 9'10")

**Utility**  
2.71m x 2.00m  
(8'11" x 6'7")

**WC**  
1.50m x 2.00m  
(4'11" x 6'7")

**Entrance Hall**  
1.99m x 2.00m  
(6'6" x 6'7")

**Lounge**  
6.40m x 3.37m  
(21' x 11'1")

Total area: approx. 127.7 sq. metres (1374.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.