



£750 Monthly

High Street, Old Whittington, Chesterfield

Bungalow | 1 Bedroom | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- ONE BEDROOM  
RETIREMENT BUNGALOW
- EXCLUSIVELY FOR OVER  
50'S
- MODERN FITTED KITCHEN  
WITH BUILT-IN APPLIANCES
- SPACIOUS  
LOUNGE/DINER WITH  
GARDEN VIEWS
- LARGE BEDROOM WITH  
FITTED WARDROBES
- WALK-IN SHOWER ROOM
- DOUBLE GLAZING  
THROUGHOUT
- BEAUTIFULLY  
MAINTAINED COMMUNAL  
GROUNDS
- PEACEFUL CUL-DE-SAC  
LOCATION IN OLD  
WHITTINGTON

## Property Description

MODERN ONE BEDROOM BUNGALOW IN PEACEFUL OVER 50'S COMMUNITY

Welcome to 11 Kingfisher House - a beautifully presented one-bedroom bungalow situated in the heart of Old Whittington. Designed exclusively for the over 50's, this home combines comfort, privacy and practicality in a close-knit and peaceful community. With a spacious bedroom, walk-in shower, modern kitchen, and large windows overlooking communal gardens, it's the perfect blend of independence and tranquility.

## Main Particulars

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**Lounge / Dining Room** - 4.60m x 3.50m (15'1" x 11'5") - A light and airy living space with large feature window offering lovely views over the gardens. Neutral décor and plush carpeting create a welcoming and cosy setting.

**Kitchen** - 2.40m x 1.80m (7'10" x 5'10") - Modern U-shaped kitchen with wood-effect worktops, integrated oven, ceramic hob, extractor hood, and ample cupboard space. Overlooks the rear of the property.

**Bedroom** - 3.70m x 3.10m (12'1" x 10'2") - Spacious double bedroom with large mirrored fitted wardrobes and full-height window flooding the space with natural light. Perfect for restful nights and peaceful mornings.

**Shower Room** - 2.00m x 1.80m (6'6" x 5'10") - Contemporary suite featuring a walk-in shower with glass enclosure, pedestal basin, WC, chrome towel radiator, and tasteful tiled finishes.

**Hallway** - Welcoming entrance hallway with access to all rooms and built-in storage cupboard.

Contact us now to arrange your private viewing of this delightful over-50's bungalow.

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Total floor area 43.5 sq.m. (469 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).  
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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