



High Street, Clay Cross Chesterfield S45 9DX

welcome to

High Street, Clay Cross Chesterfield

Guide Price £525,000 - £550,000

Spacious family home with private driveway, single and double garage, generous living spaces, four bedrooms and a bright sun room. Set within a large plot, with a large rear garden, enjoying lovely views and offering flexible, modern family living.

Front Yard / Driveway

A neat frontage sets the tone for the home, with a practical driveway offering comfortable off-road parking, a double garage, separate single garage and a large shed, all fitted with water and electric facilities. The approach feels open and well-kept, giving the property an immediate, positive first impression.

Entrance Hall

At the front of the property, the entrance hall offers a welcoming space to pause and reset before stepping further inside. Well-balanced proportions make it a flexible area, with ample room for storage, coat hooks and a place to kick off shoes. Open and inviting, it creates a calm transition before the rest of the home is revealed.

Kitchen

The kitchen also sits at the front of the home, offering generous workspace integrated appliances, a breakfast bar that seats four and a layout designed for both everyday cooking and sociable family life.

Utility

A dedicated utility room adds welcome practicality, keeping laundry, storage, and household tasks neatly out of sight. It supports the kitchen beautifully and helps maintain a calm, uncluttered feel throughout the ground floor.

Downstairs W/C

Conveniently positioned off the Utility Room, the downstairs WC is ideal for guests and busy family routines, adding everyday ease to the ground-floor layout.

Hall

The hallway offers a bright and inviting introduction

to the home, guiding you naturally towards the main living spaces. Its sense of openness sets the tone for the generous proportions found throughout.

Study / Music Room

A versatile and quiet space, ideal for home working, study or creative use. Well-proportioned and adaptable, it can easily serve as a study, music room or snug, offering a calm retreat within the home.

Living Room

A spacious, welcoming living room stretches across the ground floor, offering plenty of room for seating and relaxation. Large windows draw in natural light, creating a warm, comfortable atmosphere ideal for everyday living.

Sun Room / Living Room

The sun room extends the home into a bright, airy space overlooking the garden. With its abundance of natural light, it's perfect as a sitting area, a dining spot, or a peaceful place to unwind while enjoying the gorgeous views of the outdoors.

Stairs / Landing

The staircase rises to a well-arranged landing that connects the first-floor rooms with ease. It offers a pleasant sense of space and helps the upper floor feel calm and well-organised.

Bedroom One

A generous principal bedroom offering comfort and privacy. Fitted with built-in wardrobes and a storage cupboard, its proportions allow for a full suite of furniture, creating a restful retreat at the end of the day.

En-Suite





The en-suite adds a touch of luxury to the main bedroom, providing a private, practical space for daily routines and enhancing the room's sense of comfort.

Bedroom Two

A well-sized double bedroom with a bright, welcoming feel, with built in wardrobe space. Ideal for family or guests.

Bedroom Three

A comfortable bedroom that works beautifully as a child's room, guest room or snug. Its layout offers plenty of versatility.

Bedroom Four

A further bedroom completing the first-floor accommodation, perfect for a growing family or as an additional office or hobby room. This room is also fitted with built in wardrobe space and its proportions make it a genuinely useful and adaptable space.

Family Bathroom

The family bathroom serves the upper floor with ease, offering a clean, functional setting. Fitted with a shower, bath, toilet and wash basin, its layout supports busy mornings and relaxed evenings alike.

Rear Garden

To the rear, the garden is a real highlight—spacious, private and ideal for outdoor living. Raised beds, a tool shed, cosy greenhouse and gazebo add charm and practicality. With space for seating, planting and play, it feels like a natural extension of the home, perfect for relaxing year-round.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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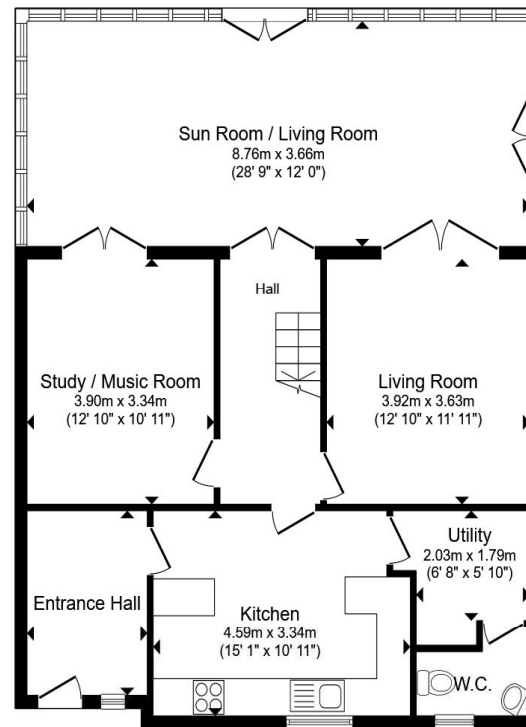
- Guide Price £525,000 - £550,000
- Council Tax Band - E
- Double Garage, Single Garage And Additional Off-Street Parking
- Downstairs W/C
- Large Sun Room And Lounge With Under Floor Heating

Tenure: Freehold EPC Rating: D

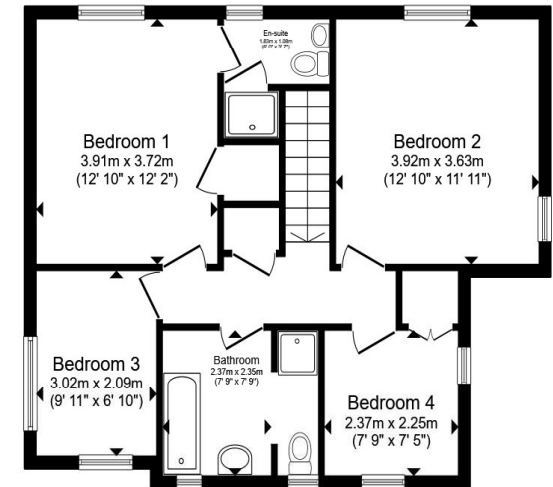
Council Tax Band: E

guide price

£525,000



Ground Floor



First Floor

Total floor area 161.7 m² (1,740 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


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Property Ref:

CSF105208 - 0005

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