



Offers In The Region Of £230,000

- 3 Bedroom semi detached home
- Modern kitchen with integrated appliances
- Tastefully decorated throughout
- Offers in the region of £230,000
- Smart meter and ADSL internet
- Ideal location with good local amenities
- Enclosed rear garden area
- NHBC- 6 years left on the warrantee
- Off street parking for multiple vehicles
- Ideal starter home or would suit a young family

22 Tupton Road, Chesterfield S45 9FL

 3  3  1  B

Council Tax Band: B





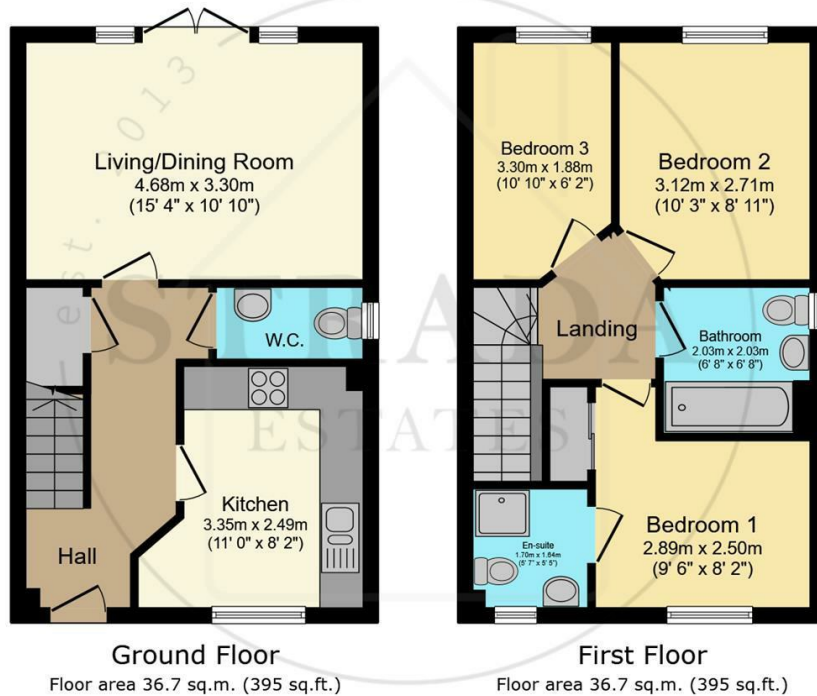
Welcome to this beautifully presented three-bedroom semi-detached home, ideally located in the heart of Clay Cross, Derbyshire. Clay Cross is a thriving Derbyshire town offering a great mix of local amenities, schools, and green spaces. With easy access to Chesterfield, the M1, and the Peak District, it's ideal for families and commuters alike. The town also benefits from ongoing regeneration, bringing new shops, leisure facilities, and community spaces to the area. With charming kerb appeal and the convenience of off-street parking, this property offers an inviting blend of comfort and practicality.

Inside, the home boasts tasteful décor throughout, creating a warm and modern atmosphere that's ready for you to move straight into. The Lounge has French doors leading out into the enclosed garden, complete with patio seating area and lawn. The kitchen diner sits to the front of the property and has modern units, space for breakfast area, washing machine and fridge. Plus integrated appliances such as extractor, oven and hob. On the 1st floor the spacious layout includes two generously sized double bedrooms, and a good sized single room. The master bedroom benefits from an en-suite shower room. Providing ample room for families or those in need of additional space for working from home or guests. The family bathroom has a white 3 piece suite with a shower over the bath.

Built with quality in mind, the property still benefits from an NHBC warranty with six years remaining, offering peace of mind for the years ahead. The efficient combi boiler ensures reliable heating and hot water throughout the seasons. The property tenure is freehold and the local authority council tax is band B. Viewing is highly recommended.





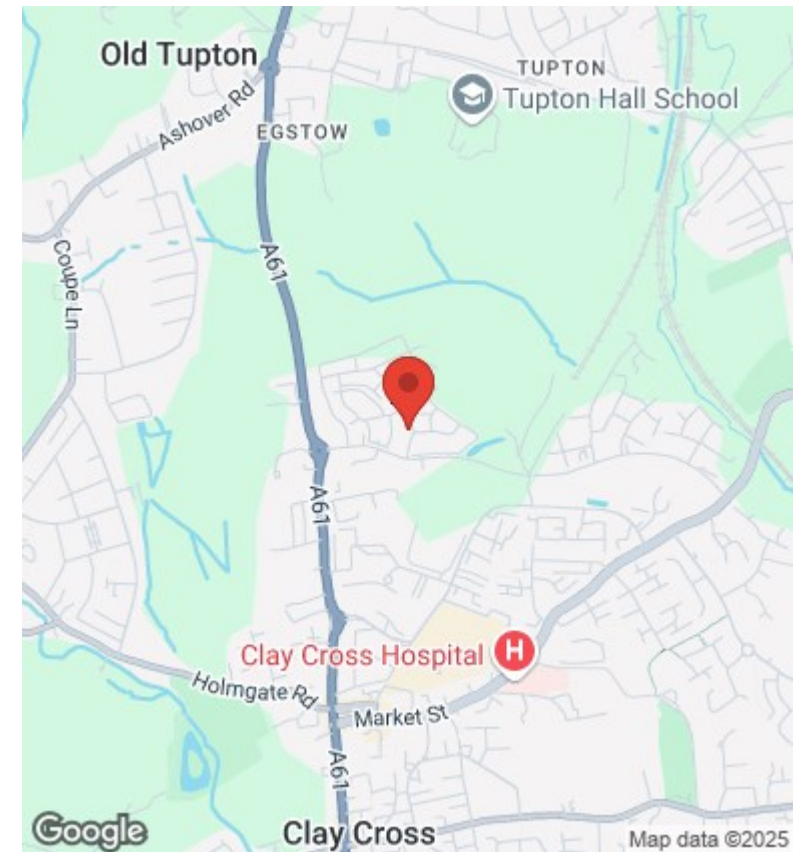


Total floor area: 73.5 sq.m. (791 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC