



## 45 Cranleigh Road, Woodthorpe, Mastin Moor, Chesterfield, S43

Offers In The Region Of £330,000

- 4 Bedrooms, Master bedroom with Ensuite
- Good local schooling
- Master bedroom with integrated storage and ensuite shower room
- Converted garage with one half a playroom, the other storage
- Ideal family, well proportioned and energy efficient
- Well presented throughout
- Convenient location with good access to the M1, Chesterfield and local amenities
- Good sized garden, not overlooked
- Good links to the M1, Chesterfield and Sheffield



45 Cranleigh Road, S43

DETAILS  
Total area: 1173.32 sq ft



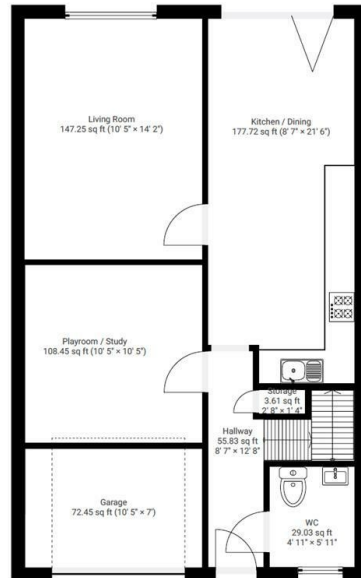
Square Box Media  
info@squareboxmedia.com  
www.squareboxmedia.com

This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.

0' 2' 4' 6' 8' 1:72

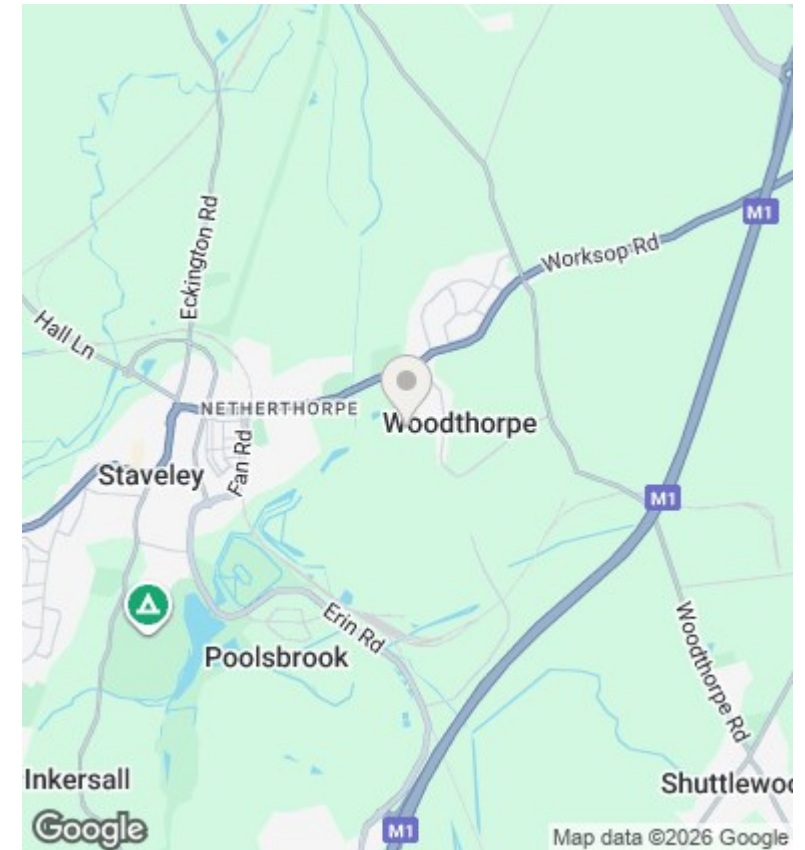
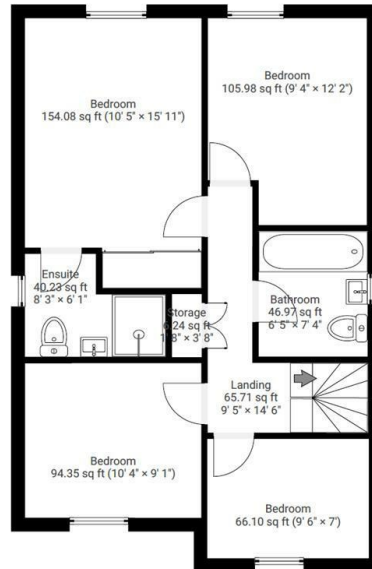
#### ▼ Ground Floor

TOTAL AREA: 594.01 sq ft



#### ▼ 1st Floor

TOTAL AREA: 579.31 sq ft



## Directions

## Viewings

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

## Council Tax Band

A

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	83	
(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	