



Directions

Viewings

Viewings by arrangement only. Call 0114 4830038 to make an appointment.

EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

JC SALES & LETTINGS

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35d High Street, Clay Cross, Chesterfield, S45 9DX

Offers in the region of £400,000

- Stunning four bedroom, detached property
- Beautiful, secluded back garden
- Large kitchen with skylight for entertaining
- Sold with no upward chain
- Fantastic links for the M1 gateway
- Modernised throughout
- Double garage with power and light, ideal workshop or gym
- Ample parking
- Situated on a quiet private lane
- EPC Grade = B

35d High Street, Chesterfield S45 9DX

Tucked away on a PEACEFUL COUNTRY LANE, is this four bedroomed detached home. Residing on a GENEROUS PLOT with a SECURE REAR GARDEN and AMPLE OFF ROAD PARKING. The property is finished to a HIGH STANDARD THROUGHOUT. One of its best features is the ORANGERY to the rear, which overlooks the gardens and floods the kitchen with NATURAL LIGHT. A spacious DETACHED DOUBLE GARAGE is currently used as a home gym. This versatile home with its well thought out layout is ideal for the growing family and is offered to the market with NO UPWARD CHAIN.

In brief the accommodation comprises: a welcoming hallway, lounge, open plan kitchen / dining room, utility room, downstairs W.C, bedroom four (ground floor and currently used as an office), three further first floor bedrooms, one having an en-suite and a spacious family bathroom. To the rear is an enclosed garden with patio. There are multiple parking spaces and a detached double garage.

An internal inspection is highlu recommended to appreciate the size and standard of accommodation on offer!

EPC Grade = B

 4

 2

 2

 B

Council Tax Band: C

