



Offers Over £190,000

32 EGSTOW STREET | CLAY CROSS | CHESTERFIELD | S45 9NJ

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ESTATE AGENTS

A GREAT OPPORTUNITY...

Located in the heart of Clay Cross, Chesterfield, this beautifully presented three-bedroom semi-detached home offers spacious accommodation, modern features, and excellent versatility—perfect for families, professionals, or those looking for extra space to suit their lifestyle. Lets take a look inside...

Step inside to a welcoming, well-appointed kitchen, offering plenty of storage and worktop space for all your culinary needs. The kitchen flows seamlessly into the open-plan dining area, which creates the perfect setting for everyday meals or hosting dinner parties. The dining area opens into a spacious living room, offering a warm and inviting atmosphere. Natural light floods in through double patio doors, which lead to the conservatory—a bright and airy additional living space ideal for lounging, entertaining, or enjoying views of the garden year-round. The conservatory also benefits from double doors that open onto the rear patio and garden, creating a smooth indoor-outdoor flow.

Upstairs, the property comprises three generously sized bedrooms, all offering ample space for your homely furnishings. The bathroom can be found just off the landing and is fitted with a four piece suite.

To the front, the home benefits from a block-paved driveway providing ample off-street parking. To the rear, the enclosed garden offers a combination of an artificial lawn and a patio seating area, perfect for summer barbecues, children's play, or relaxing in the sun. The garden is private and low-maintenance—ideal for busy families or professionals. At the rear of the garden, you'll find a fantastic outbuilding that truly sets this property apart. Thoughtfully split into two separate rooms, this highly versatile space is currently used as a stylish home bar and a games room, making it perfect for entertaining, hobbies, or leisure time.

Call today to arrange a viewing!!!





Kitchen 8'3" x 12'0"

Complete with a matching range of wooden cabinetry and worktop surfaces. It features an inset sink and drainer, integrated dishwasher, fridge/freezer, oven, gas hob with hood over and space for appliances. With a window to the front elevation, a door to the side elevation and a door providing access into the dining room.

Dining room 12'0" x 13'10"

With hardwood flooring, stairs rising to the first floor, central heating radiator and a window to the side elevation. This room offers an open arch way through to the living room.

Living Room 11'7" x 15'1"

With hardwood flooring, central heating radiator and double doors opening through to the conservatory.

Conservatory 11'3" x 11'8"

Complete with surrounding windows and double doors opening to the rear, providing direct access onto the garden.

Landing

Surrounding doors provide access into;

Bedroom One 11'8" x 15'2"

With hardwood flooring, central heating radiator and a window to the rear elevation.



Bedroom Two 9'7" x 8'1"

With hardwood flooring, central heating radiator and a window to the side elevation.

Bedroom Three 9'7" x 8'1"

With laminate flooring, central heating radiator and a window to the front elevation.

Bathroom 7'11" x 8'1"

Complete with a four piece suite including a bath, shower, low flush WC and hand wash basin. With a window to the front elevation.

Outside

To the front of the property you will find a

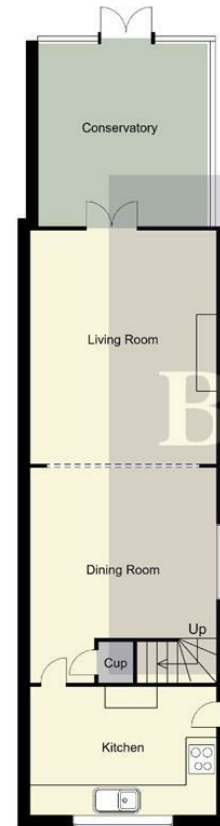
block paved driveway, providing ample off-street parking. To the rear the garden offers an artificial lawn, patio seating area and access to the outbuilding.

Outbuilding

This adaptable outbuilding is split into two separate rooms, offering a highly versatile space that can be tailored to your lifestyle. One room currently functions as a stylish bar—perfect for entertaining guests, relaxing in the evenings, or hosting events. The second room is set up as a games room.



Ground Floor
62 Sq.m/ 668.81 Sq.ft
Approx



First Floor
52 Sq.m/ 561.21 Sq.ft
Approx



Out Building
39 Sq.m/ 417.39 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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