

Egstow Park, Farnsworth Drive, Clay Cross, Chesterfield, Derbyshire S45 9FN

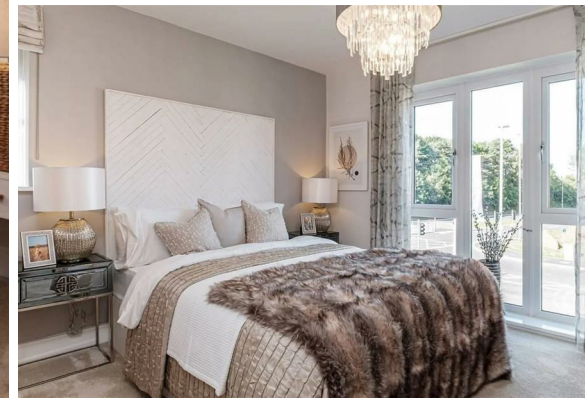
4 2 2 EPC

£359,995

PINEWOOD



Egstow Park, Farnsworth Drive Clay Cross Chesterfield Derbyshire



£359,995

4 bedrooms
2 bathrooms
2 receptions

- CLOSE TO ALL THE AMENITIES
- SHORT DRIVE INTO CHESTERFIELD
- DRIVEWAY PARKING AND SINGLE DETACHED GARAGE
- LAUNDRY ROOM
- DOWNSTAIRS W.C/CLOAKROOM
- OPEN PLAN FAMILY ROOM/DINING KITCHEN AND SEPERATE LIVING ROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- INBUILT WARDROBES TO BEDROOM ONE
- STUDY - MULTI USE ROOM DOWNSTAIRS
- STYLISH FAMILY BATHROOM

****PART EXCHANGE AVAILABLE ON THIS PLOT****

Saving up for your deposit and need a helping hand? Then we can help!

Reserve Plot 315 the Barlow 4-bedroom home and we'll contribute 5% towards your deposit. That's a huge £17,995 towards your deposit.

****NEW BUILD ST MODWEN HOMES****

10 Year NHBC Warranty / HBF 5 star builder 2022

Airy and substantial, The BARLOW shouts about its spacious rooms along with its large windows drawing in natural light creating homes that can help people be happier, healthier, and calmer. The Master bedroom features a walk-in wardrobe allowing you to keep the sleeping space free from intrusive furniture and messy clutter. A tidy room helps keep you feeling motivated and ready for the day ahead.

Situated the South side of Chesterfield if the town of Clay Cross, which has all its own various amenities including two supermarkets, branded shops, independent shops, well regarded schools, florists, hairdressers, pubs, new leisure centre (currently being built), restaurants and much more.

Also being ideally situated for access to the towns of Alfreton, Chesterfield and M1 junction 29. The Peak District National Park and Ogston Reservoir are just a short drive away. With its own Bus station and great commuter links.

****PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION ON 01246 221039****

****PLEASE NOTE THE PHOTOS MAY NOT BE OF THE ACTUAL PLOT FOR SALE****

LIVING ROOM

26'0" x 11'6" (7.95 x 3.51)

OPEN PLAN KITCHEN DINER/FAMILY ROOM

26'5" x 10'9" (8.06 x 3.29)

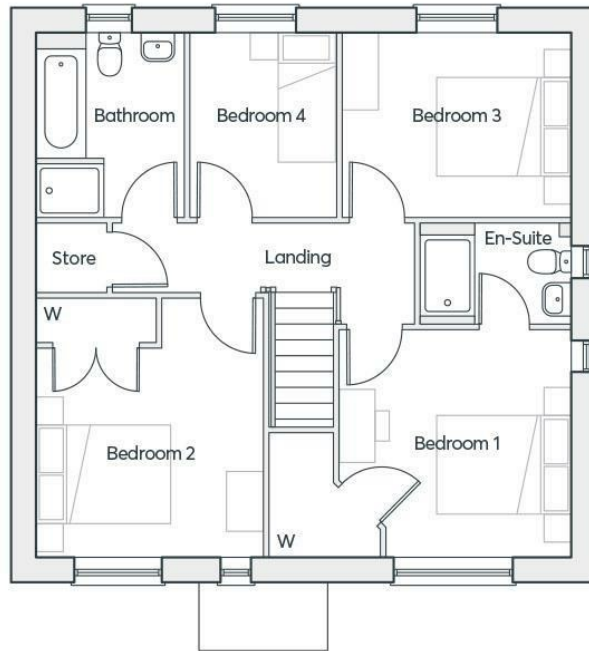
STUDY - MULTI USE ROOM

8'7" x 8'0" (2.64 x 2.45)

LAUNDRY

5'9" x 4'11" (1.77 x 1.50)





GROUND FLOOR WC

5'9" x 2'9" (1.77 x 0.85)

BEDROOM ONE

17'5" x 11'3" (5.31 x 3.45)

BEDROOM TWO

12'8" x 11'2" (3.88 x 3.41)

BEDROOM THREE

9'1" x 11'3" (2.77 x 3.45)

BEDROOM FOUR

9'1" x 7'2" (2.77 x 2.20)

ENSUITE SHOWER ROOM

7'4" x 4'11" (2.25 x 1.52)

FAMILY BATHROOM

9'1" x 7'3" (2.77 x 2.22)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(19-34) E		
(21-38) F			(11-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

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