

PINEWOOD



Wylam Close, Clay Cross, Chesterfield, Derbyshire S45 9TL

 4  2  1  EPC C

£200,000



OFFERED WITH NO CHAIN... Welcome to this great four bedroom semi-detached house located on Wylam Close in of Clay Cross, Chesterfield. This property boasts a spacious 1,200 sq ft of living space, perfect for a growing family or those who just need more space.

The property offers accommodation over three floors, meaning there is plenty of space for all the family. The ground floor provides a modern kitchen diner and a spacious living room with patio doors out to the rear garden. There is also the benefit of a useful downstairs WC. The first floor provides two bedrooms and a family bathroom with a bath, sink and WC. Finally the second floor offers two further bedrooms and a practical shower room.

Outside the property has a garage and driveway for one car. To the rear is a full enclosed garden with decking and lawn. Whether you have a growing family or simply enjoy having extra space, this property offers both comfort and practicality.

Don't miss the opportunity to make this house your next home. PLEASE CALL PINWOOD PROPERTIES ON 01246 221039 TO ARRANGE YOUR VIEWING.

- FOUR BEDROOM SEMI DETACHED
- GARAGE & DRIVEWAY
- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND-B

- NO CHAIN
- FAMILY BATHROOM & SHOWER ROOM
- CLOSE LOCAL AMENITIES & SCHOOLS
- uPVC DOUBLE GLAZING
- EPC-C

ENTRANCE HALL, STAIRS AND LANDING

Entering through front door into an entrance hallway with staircase to the first floor and access to the lower ground floor rooms. The hallway has painted decor, laminate flooring and a central heating radiator. The stairs and landing are painted decor and carpet.

KITCHEN DINER

18'0" x 9'6" narrowing to 6'0" (5.49 x 2.90 narrowing to 1.85)
An open plan kitchen diner with white fitted wall and base units, integrated oven, gas hob and extractor. Space for a freestanding fridge freezer and plumbing for a washing machine. Painted decor, laminate flooring, a central heating radiator and a front facing uPVC double glazed window.

LOUNGE

14'1" x 12'11" (4.31 x 3.94)
A rear facing lounge with double patio doors leading out to the rear garden. With painted decor, laminate flooring and a central heating radiator.

GROUND FLOOR W.C

5'2" x 3'2" (1.60 x 0.97)
Off the kitchen is a cloakroom with low flush WC and pedestal sink with tiled splashback. Painted decor, laminate flooring and a central heating radiator.

BEDROOM TWO (first Floor)

12'11" x 12'4" (3.95 x 3.77)
A rear facing double bedroom with painted decor, carpet, central heating radiator and a uPVC double glazed window over looking the rear garden.

FAMILY BATHROOM (first floor)

6'9" x 6'3" (2.06 x 1.91)
A modern family bathroom with white suite comprising of a panelled bath, pedestal sink and low flush WC. Painted decor with tiled splashback, tiled flooring and a central heating radiator.

BEDROOM THREE (first floor)

11'1" x 6'2" (3.40 x 1.90)
A front facing bedroom with painted decor, carpet, a central heating radiator and uPVC double glazed window.

BEDROOM ONE (Second floor)

12'11" x 12'2" (3.96 x 3.73)
Located on the second floor, a double bedroom with painted decor, carpet, two velux windows and a central heating radiator. There is also a built in store cupboard.

BEDROOM FOUR (second floor)

9'4" x 9'8" narrowing to 6'11" (2.87 x 2.97 narrowing to 2.12)
Also located on the second floor, the fourth bedroom can be used as a bedroom, dressing room or office space. With painted decor, carpet, a central heating radiator and a uPVC double glazed window.

SHOWER ROOM (second floor)

5'10" x 5'8" (1.79 x 1.75)
A fully tiled shower room and laminate flooring with a walk in shower, pedestal sink and low flush WC.

SINGLE GARAGE

17'5" x 8'7" (5.32 x 2.63)
An attached single garage with up and over garage door to the front and a single door to the rear giving access to the rear garden. There is power and lighting as well as an outside tap.

OUTSIDE

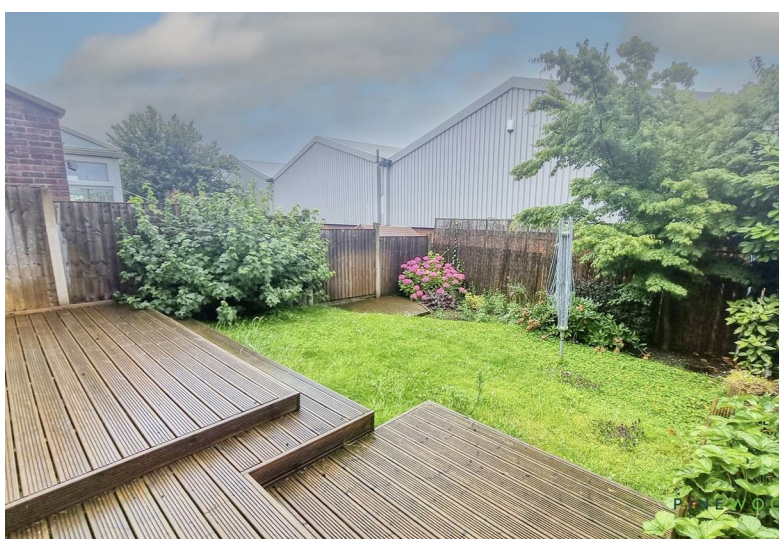
A fully enclosed rear garden which can be access via the patio doors from the lounge or the garage. Comprising of a large tiered decking area, mature borders and a lower area laid to lawn.

GENERAL INFORMATION

Tenure: Freehold
EPC Rating: C
uPVC Double Glazing
Gas Central Heating - Combi Boiler
Council Tax Band B

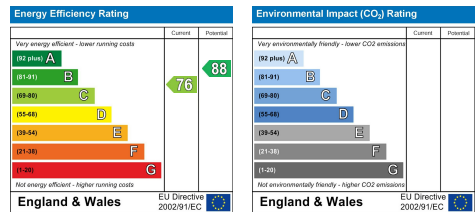
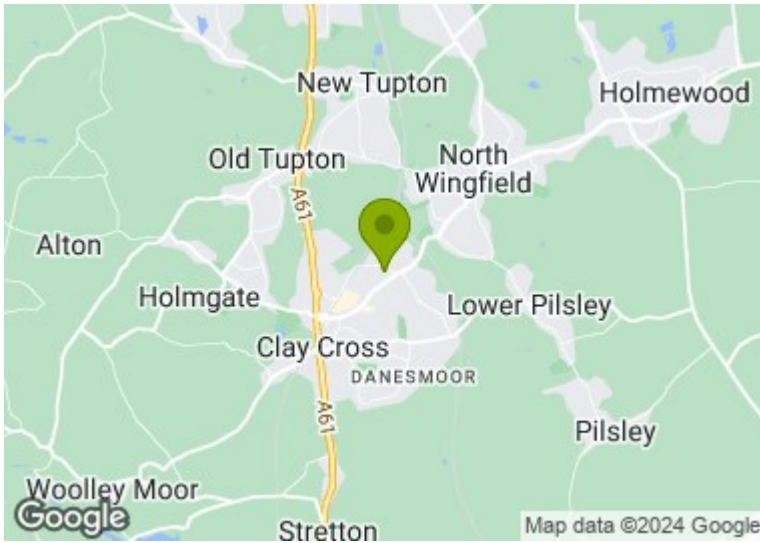
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TOTAL FLOOR AREA: 117.8 sq.m. (1269 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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