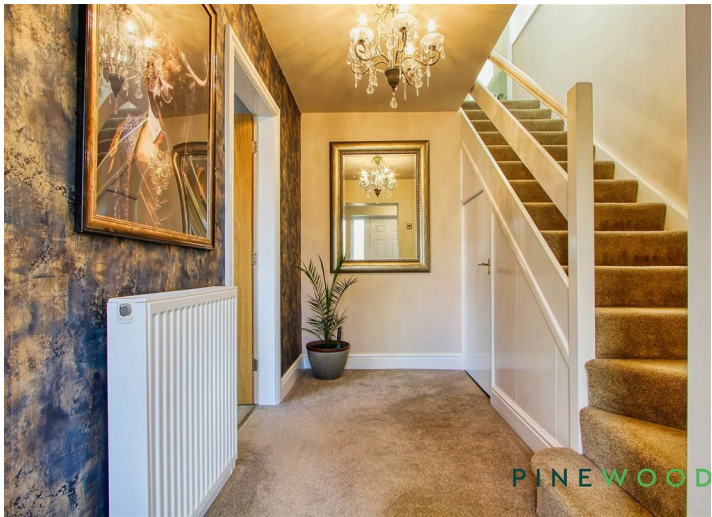




Grasmere Avenue, Clay Cross, Chesterfield, S45 9ES

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 EPC

£225,000

PINEWOOD



Grasmere Avenue Clay Cross Chesterfield S45 9ES

£225,000

3 bedrooms
2 bathrooms
2 receptions

- Sought-after corner plot
- Three spacious bedrooms
- Stylish family bathroom
- Newly fitted kitchen/diner
- Garage converted to office
- Contemporary ground floor shower
 - Warm, welcoming lounge
 - Private rear garden
 - Semi-detached house
 - Located in Clay Cross





Nestled on the desirable Grasmere Avenue in Clay Cross, Chesterfield, this semi-detached house presents an exceptional opportunity for those seeking a modern family home. Set on a sought-after corner plot, this beautifully updated three-bedroom residence strikes an impressive balance between style and functionality.

Upon entering, one is greeted by a stunning newly fitted kitchen/diner, designed to a high specification with premium finishes that cater to both culinary enthusiasts and casual diners alike. The spacious lounge serves as a warm and inviting hub, perfect for everyday living and entertaining guests. A contemporary ground floor shower room adds an extra layer of convenience, making it ideal for modern lifestyles.

The property boasts a standout garage conversion, now transformed into a sleek home office or peaceful snug/office, providing flexibility for those who work from home or simply desire a quiet space to unwind. Upstairs, three well-proportioned bedrooms offer ample space for family living, complemented by a stylish, fully equipped family bathroom.

The private rear garden is a true gem, providing a serene outdoor space to relax, unwind, or enjoy al fresco dining during the warmer months. To the front is ample driveway parking. This home seamlessly blends comfort, character, and practicality, making it a standout choice in a location that truly delivers on convenience and community. Whether you are a growing family or a professional couple, this property is sure to meet your needs and exceed your expectations.

Entrance Hall

A bright and welcoming entrance hall offering access to the principal rooms of the home, finished with tasteful décor. Fitted with a central heating radiator.

Lounge

14'9" x 12'2" (4.5 x 3.73)

Beautifully presented lounge featuring a stunning fireplace as its centerpiece. Elegant wood and glass-paneled French doors open into the adjoining living spaces. Complete with a central heating radiator and a uPVC window.

Kitchen

16'2" x 9'8" (4.93 x 2.97)

Recently fitted, this exceptional kitchen boasts contemporary units and stylish worktops, seamlessly flowing into the dining area. Warmed by a central heating radiator and brightened by a uPVC window.

Dining area

11'10" x 10'4" (3.63 x 3.15)

A superb dining space featuring continuation of the wooden parquet flooring from the kitchen, creating a cohesive and luxurious feel. uPVC patio sliding doors lead out to the garden, while wood and glass-paneled French doors connect back to the lounge. Includes a central heating radiator.

Downstairs Shower Room

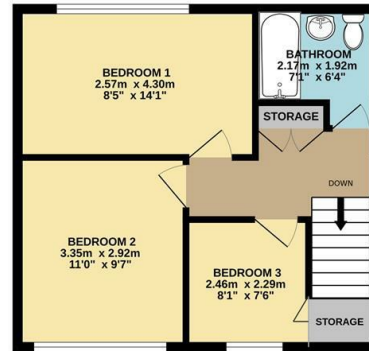
Conveniently located and modern shower room, ideal for guests and day-to-day use. Fitted with a central heating radiator and a frosted uPVC window for privacy.



GROUND FLOOR
60.6 sq.m. (652 sq.ft.) approx.



1ST FLOOR
38.6 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 99.2 sq.m. (1068 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Snug/Office

19'3" x 11'3" (5.87 x 3.45)

Originally a garage, this impressive space has been transformed into a versatile snug, office, or additional reception room, with direct access to the downstairs shower room. Central heating radiator and uPVC window installed for comfort and practicality.

Bedroom 2

10'11" x 9'6" (3.35 x 2.92)

A cosy single bedroom complete with fitted wardrobes over the stairs, fitted blinds to the uPVC window, and a central heating radiator.

Bedroom 3

8'0" x 7'6" (2.46 x 2.29)

A cosy single bedroom complete with fitted wardrobes over the stairs, fitted blinds to the uPVC window, and a central heating radiator.

Bedroom 1

8'5" x 14'1" (2.57 x 4.3)

A generously sized principle bedroom overlooking the garden, with fitted blinds to the uPVC rear window and warmed by a central heating radiator.

Bathroom

A modern family bathroom with part-tiled walls, featuring a paneled bath with overhead shower, a contemporary W/C and washbasin. Benefitting from a central heating radiator and a frosted uPVC window.

Exterior

A lovely rear garden offering a perfect outdoor retreat, accessible via the dining area's patio doors. Ideal for relaxing, entertaining, or gardening enthusiasts.

Spacious driveway providing off-road parking for multiple vehicles, offering both convenience and curb appeal.

General Information

Tenure: Freehold

EPC rated: TBC

Total Floor Area: 1068.00 sq fr / 99.2 sq m

Gas Central Heating

uPVC Double Glazing

Council Tax Band B

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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