



## 8 Curbar Rise, Chesterfield, Derbyshire, S45 9UF

Offers Around £260,000

- Modern Semi Det House
- NHBC Builders Warranty
- THREE Bedrooms & Family Bathroom
- Enclosed Rear Garden
- Popular Location
- Offers Spacious Family Living
- Master Bedroom with En Suite
- Built 2022
- Open Plan Living & Kitchen Area, D/st WC Rm
- Ample Driveway Parking

# 8 Curbar Rise, Chesterfield S45 9UF

An Excellent Opportunity to Purchase a Deceptively Spacious THREE Bedroom Family House, which is Split Over 3 Levels and Offers a Blend of Stylish & Modern Living!

Located in the thriving area of Clay Cross Town, this property is very well placed for an excellent range of local amenities; which includes; shops & supermarkets, boutiques & stores, coffee shops & bars, schools and good transport links for those commuting to the regions nearby larger towns and cities.

The spacious layout provides comfortable living throughout and comprises of; Entrance Hall, Open Plan Lounge & Kitchen Diner, Downstairs WC Room, Two Bedrooms and Family Bathroom to the First Floor and to the Second Floor is the Master Bedroom, which is light & airy and with Dressing Area & En Suite Shower Room.

Outside there is ample off road vehicle standing and to the rear is an enclosed family garden, with lawn and block paved patio & summer dining area.

Viewing is recommended and is by appointment only!

Total Floor Area: 100.1 Sq. M / 1078 Sq. Ft



Council Tax Band: B



## Entrance Hall

## Open Plan Kitchen Living

14'8" x 9'7"

## Living Room Area

16'6" x 13'1"

## WC Room

## First Floor

## Bedroom

13'1" x 9'7"

## Bathroom

7'2" x 6'9"

## Bedroom

9'6" x 6'4"

## Second Floor

## Master Bedroom

18'5" x 13'1"

## Dressing Area

9'11" x 5'6"

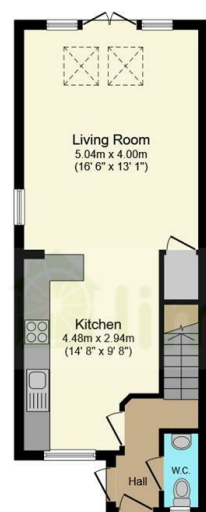
## En Suite

7'5" x 7'2"



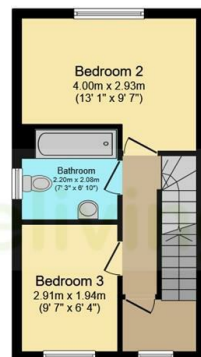






**Ground Floor**

Floor area 40.9 m<sup>2</sup> (441 sq.ft.)



**First Floor**

Floor area 30.5 m<sup>2</sup> (328 sq.ft.)

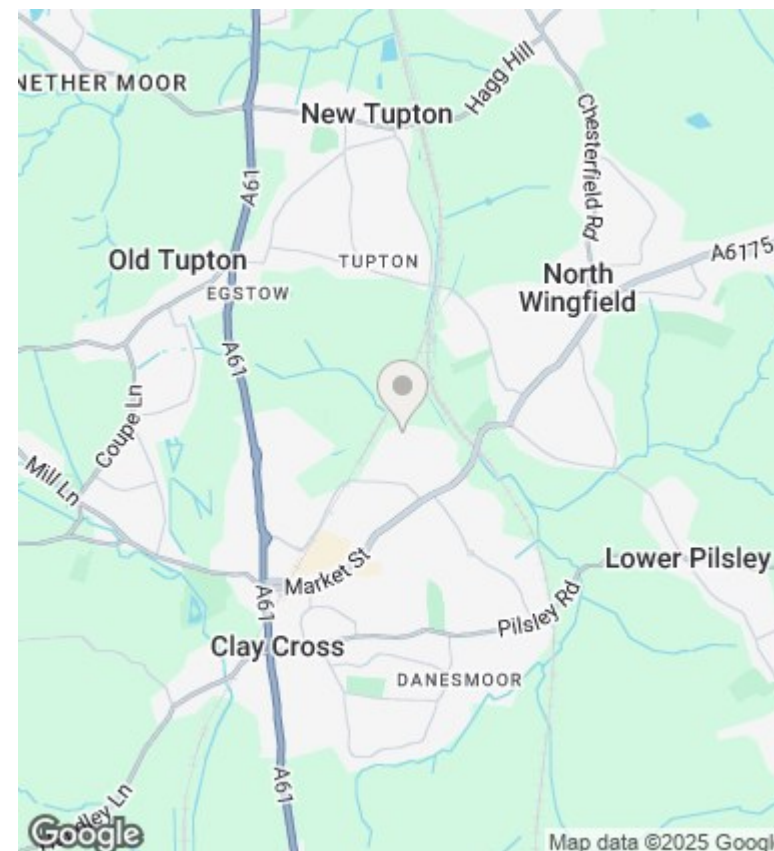


**Second Floor**

Floor area 28.7 m<sup>2</sup> (309 sq.ft.)

**TOTAL: 100.1 m<sup>2</sup> (1,078 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

Sat Nav postcode S45 9UF What Three Words:  
///fatherly.helm.pine

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC