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estate agents

**63 Bloomery Way**

Clay Cross, Chesterfield, S45 9FD

**Guide price £270,000**

# 63 Bloomery Way

Clay Cross, Chesterfield, S45 9FD

Guide Price £270,000 - £275,000

Early viewing is imperative to fully appreciate this impeccably presented FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE which is situated in this ever popular residential location. Within close proximity of all local amenities, schooling, bus routes and main commuter network road links including the M1 motorway links.

Deceptively spacious interior benefits from gas central heating, uPVC double glazing and includes front entrance hallway, cloakroom/WC, superb family reception room which is open plan to the impressive conservatory, Stylish re-fitted integrated dining kitchen. On the first floor principal double bedroom with fitted mirror wardrobes and en suite shower room, further guest double bedroom, two further versatile bedrooms both with fitted wardrobes/dressing table and 3/4 tiled family bathroom with 3 piece suite suite.

Front driveway which provides ample car standing for two vehicles. Open plan lawn area. Integral Garage. Splendid outside family and social entertaining gardens to the rear!! Feature stone patio with 'Hot Tub' area having pergola above and side bar style seating. Artificial lawn area and side sleepers with lavender set borders. Substantially fenced boundaries. Impressive decking area with outside lighting. Two areas of colour stone low maintenance.

### Additional Information

- Gas Central Heating -renewed in 2020
- uPVC double glazed windows
- Security Alarm System
- Chrome fittings throughout
- Oak Internal Doors throughout
- Gross Internal Floor Area -112.1 Sq.m/ 1206.1 Sq.Ft.
- Council Tax Band - D
- Secondary School Catchment Area-Tupton Hall School

### Entrance Hall

14'2" x 5'11" (4.32m x 1.80m)

Front composite entrance door into the spacious hall. Oak flooring.

### Cloakroom/WC

Comprising of a low level WC. Wash hand basin set in vanity cupboard. Tiled floor.





### Superb Dining Kitchen

14'4" x 7'9" (4.37m x 2.36m)

Comprising of a fabulous range of base and wall units with complimentary work surfaces and inset composite sink with tiled splash backs. Integrated double oven, microwave and four ring gas hob with chimney extractor fan above. Integrated dishwasher and washing machine. Space for fridge/freezer. Plinth lighting. Tiled flooring. Ideal Condensing Boiler. Open plan dining area with front aspect window.

### Dining Room

10'2" x 8'10" (3.10m x 2.69m)

Front aspect window.

### Reception Room

15'2" x 10'4" (4.62m x 3.15m)

Beautifully presented family reception room which is open plan to the Conservatory. Contemporary modern fireplace with electric fire.

### uPVC Conservatory

9'0" x 8'4" (2.74m x 2.54m)

Solar active glazing to the Conservatory. French doors to the decking area. Obscure glazing to the side windows and fitted blinds.

### First Floor Landing

9'11" x 4'1" (3.02m x 1.24m)

Airing cupboard with cylinder water tank. Access via a retractable ladder to the insulated loft space.

### Front Double Bedroom One

14'7" x 11'8" (4.45m x 3.56m)

Nicely presented main double bedroom with front aspect window. Quality range of double mirror fronted fitted wardrobes.

### En-Suite Shower Room

7'2" x 3'7" (2.18m x 1.09m)

Comprising of a 3 piece suite with fully tiled shower cubicle having mains shower, pedestal wash hand basin and low level WC.

### Rear Double Bedroom Two

10'8" x 7'10" (3.25m x 2.39m)

A second double bedroom with rear aspect window. Laminate flooring and downlighting.

### Front Bedroom Three

9'0" x 8'10" (2.74m x 2.69m)

### Rear Bedroom Four

10'4" x 8'4" (3.15m x 2.54m)

Rear aspect window. Fitted double wardrobe with dressing table and vanity shelf. Laminate flooring.

### Family Bathroom

7'1" x 6'5" (2.16m x 1.96m)

Being mostly tiled and comprising of a 3 piece White bathroom suite which includes bath with mains shower and shower screen, pedestal wash hand basin and low level WC. Chrome heated towel rail. Tiled floor.





### Integral Garage

16'0" x 8'5" (4.88m x 2.57m)

Rear utility space with base unit with inset stainless steel sink. Space and plumbing for washing machine and dryer. CCTV monitoring controls. Remote control roller door. Lighting and power.

### Outside

Front driveway which provides ample car standing for two vehicles. Open plan lawn area. Integral Garage.

Splendid outside family and social entertaining gardens to the rear!! Feature stone patio with 'Hot Tub' area having pergola above and side bar style seating. Artificial lawn area and side sleepers with lavender set borders. Substantially fenced boundaries. Impressive decking area with outside lighting. Two areas of colour stone low maintenance.



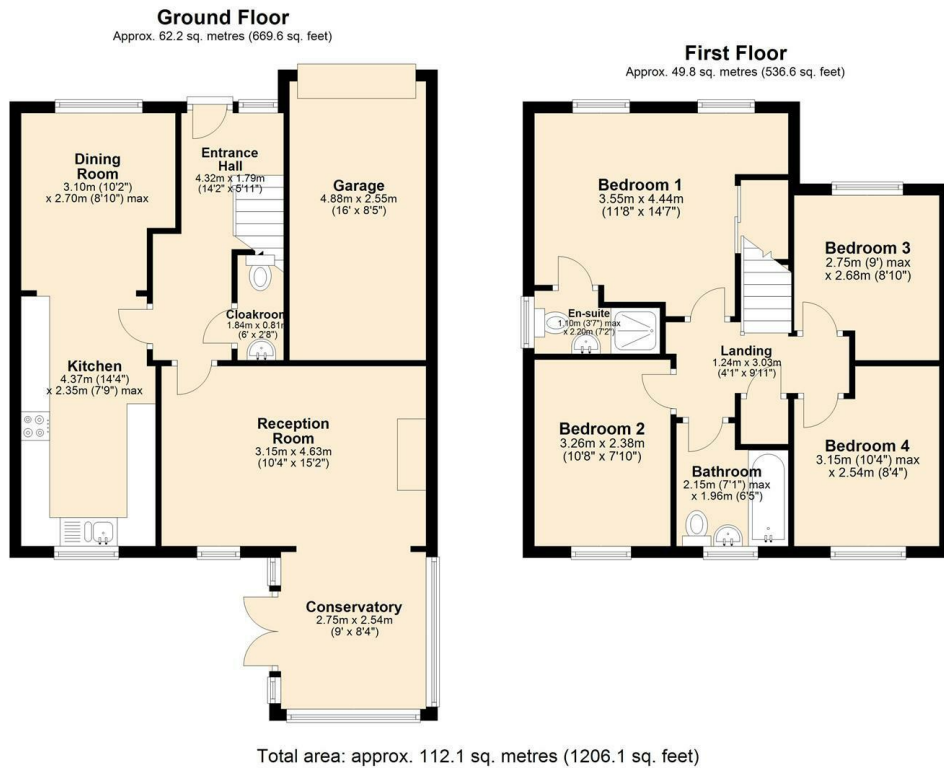
### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan



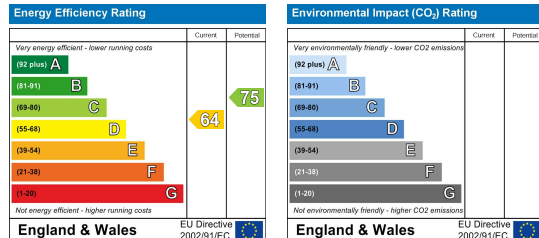
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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