



12 Foundry Drive, Clay Cross, Chesterfield, S45 9SG

- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN DINER
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY AND GARAGE
- MODERN FAMILY HOME
- LOUNGE OUT TO REAR GARDEN
- MODERN FAMILY BATHROOM
- CALL HUNTERS NOW

Offers Over £290,000

HUNTERS®
HERE TO GET *you* THERE

Located on a sought-after modern development on the south side of Chesterfield, this BEAUTIFULLY PRESENTED, THREE BEDROOM DETACHED HOUSE in Clay Cross offers the perfect blend of village charm and modern convenience. Boasting a full range of local amenities including a supermarket, shops, florists, hairdressers, and more, the location is ideal for those seeking a strong community feel while remaining close to excellent transport links – just a short drive from the M1, the stunning Peak District, and the tranquil Ogston Reservoir.

Step inside and you're welcomed by a spacious open-plan kitchen diner, complete with contemporary fitted units and flowing seamlessly into a bright and airy lounge, where French doors lead out to the well-maintained rear garden – perfect for relaxing or entertaining. The ground floor also features a utility room and a convenient WC.

Upstairs, you'll find three generously sized bedrooms, including a master bedroom with sliding wardrobes and a stylish en suite shower room. A modern family bathroom with a three-piece suite and overhead shower completes the first floor.

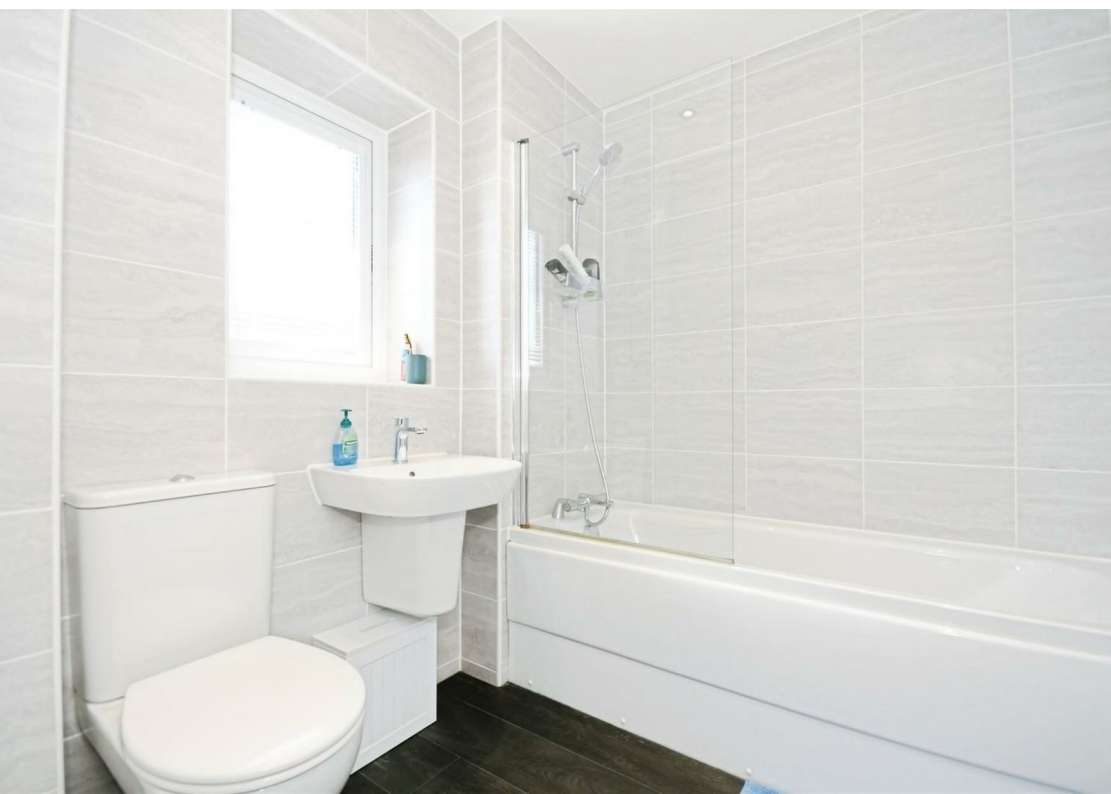
The property benefits from gas central heating, uPVC double glazed windows.

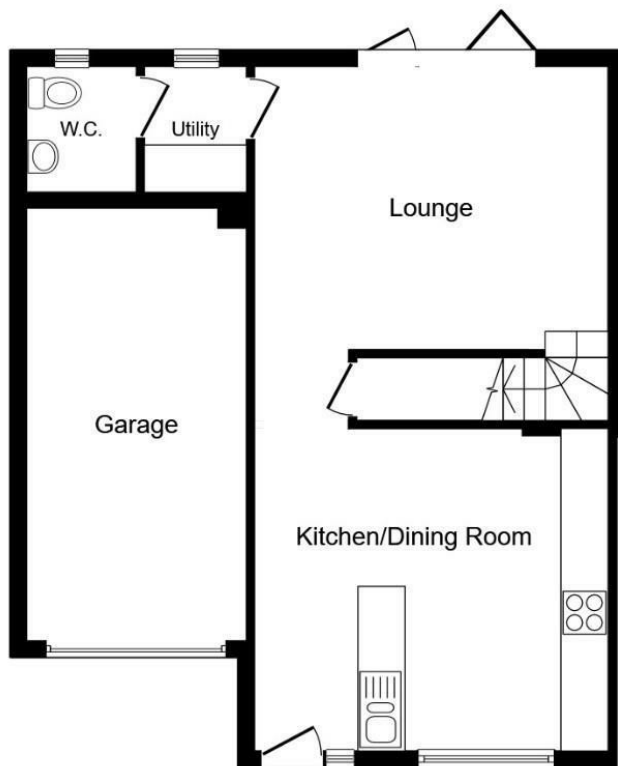
To the rear is a well maintained garden. The front sees driveway parking, and an integral garage.

This is a fantastic opportunity for buyers seeking a ready-to-move-into home in a prime location. Early viewing is highly recommended! Call Hunters now!

Freehold, Tax Band C, EPC Rating B.

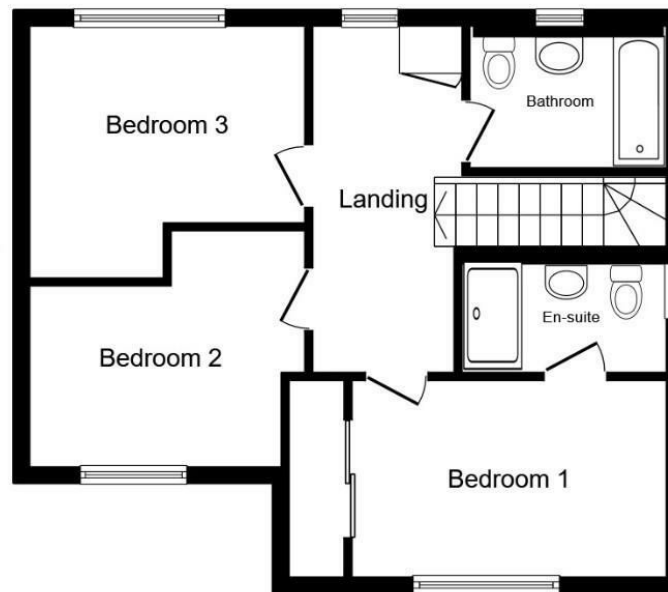






Ground Floor

Floor area 60.2 sq.m. (648 sq.ft.)



First Floor

Floor area 52.1 sq.m. (561 sq.ft.)

Total floor area: 112.3 sq.m. (1,208 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

Viewing


Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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