







## The Old Police House 177a

Holmgate Road • Clay Cross • S45 9QE

£400,000

Guide Price £400,000 to £425,000 A beautifully renovated and extended three-bedroom detached home, also the Old Police House, positioned on a generous plot in Clay Cross. The area is well connected and offers convenient access to a range of everyday amenities including shops, leisure facilities and local independent businesses. Well-regarded schools are close by, while transport links are reliable with nearby bus routes, excellent road connections and a railway station within easy reach. Clay Cross also benefits from attractive green surroundings, parks and walking routes, making this an ideal move-in-ready family home or a great option for couples looking to upsize. Upon entering, you are welcomed into a small hallway. To the right is a cosy snug featuring a brick fireplace with log burner, perfect as a separate reception room or an excellent home office. To the left lies the impressive open-plan kitchen, dining and living space. The living area includes another feature brick fireplace with log burner and flows seamlessly into the spacious kitchen-diner. The kitchen combines modern style with character through shaker-style cabinetry, an island unit and ample space for a family dining table. Bi-fold doors open onto the rear garden, while skylights enhance the room with natural light. A door off the kitchen leads into the utility room, which offers space for freestanding appliances and an external door to the outside. Upstairs are three bedrooms and the family bathroom. Bedrooms one and two are both generous doubles overlooking the front of the property, with bedroom two also providing access to stairs leading up to the attic. Bedroom three is a comfortable single, ideal as a nursery or home office. The main bathroom is modern and fully tiled, fitted with a three-piece suite including a bath with overhead shower, sink and WC. The second floor offers a versatile attic room, a spacious open area suitable for storage, a playroom, office or hobby space. Externally, the rear garden is an excellent size, beginning with a patio perfect for seating and leading to an enclosed, flat lawned area. To the front, the property features a charming stone frontage and a large paved driveway providing parking for multiple vehicles.





- Fully Renovated & Extended Three Bedroom Detached House
- Additional Snug with Brick Fireplace & Log Burner
- Good Sized Living Room w/ Further Brick Fireplace & Log Burner
- Stunning Open Plan Kitchen Diner with Island,

#### Skylights & Bi-Fold Doors

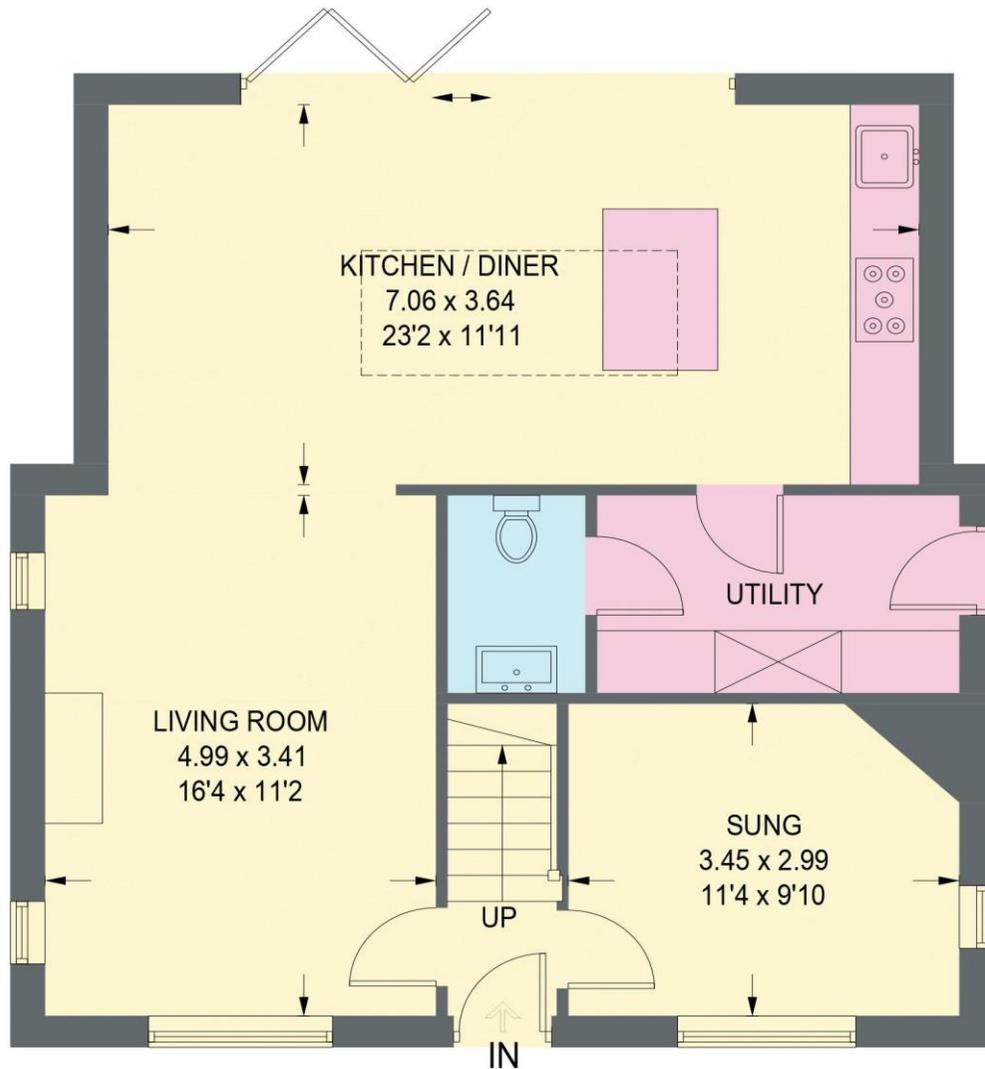
- Three Bedrooms, Two Double & Single
- Fully Tiled Modern Bathroom
- Additional Attic Room
- Large Enclosed Rear Garden & Patio
- Paved Driveway Parking
- Council Tax Band C/EPC Rating C



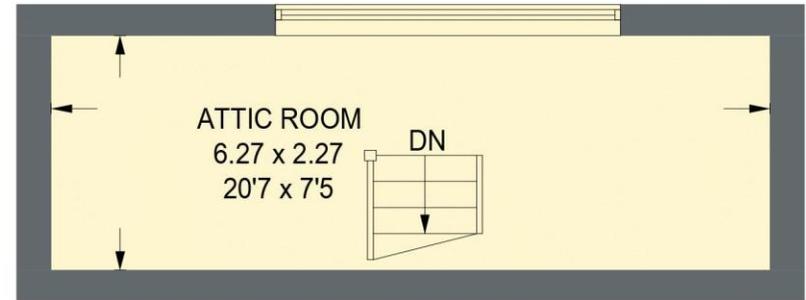


# 177A HOLMEGATE ROAD

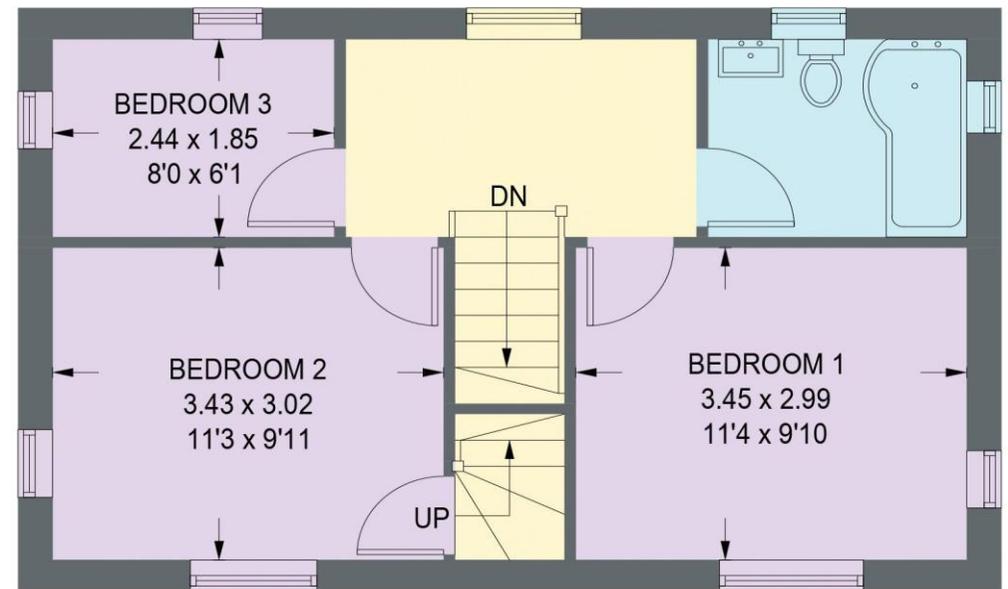
APPROXIMATE GROSS INTERNAL AREA = 119.4 SQ M / 1284.7 SQ FT



**GROUND FLOOR = 65.9 SQ M / 708.9 SQ FT**



**SECOND FLOOR = 14.2 SQ M / 153.3 SQ FT**



**FIRST FLOOR = 39.2 SQ M / 422.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1286273)



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