







37 Broadleys

Clay Cross • Chesterfield • S45 9JN

£210,000

A modern three-bedroom semi-detached home located in the popular area of Clay Cross. The location offers a strong selection of local amenities including shops, cafés and pubs, along with well-regarded schools. Excellent travel links provide easy access into Chesterfield, convenient connections to the M1, and nearby bus services. Green spaces and countryside walks are also close by. The property is ideal for a wide range of buyers including first-time purchasers, couples, and families. Stepping inside, you are welcomed into a long hallway. The first door on the right opens into the front-facing reception room, currently used as a dining room. This room flows through to the main living room, a generous family space featuring a fireplace and double French doors leading out to the rear garden. From the living room, you can access the modern shaker-style fitted kitchen, complete with fitted appliances. Positioned at the rear of the kitchen is the garden room, a fantastic additional reception space with direct access to the rear garden. Upstairs, the main bedroom is a spacious front-facing double. The second bedroom is another good-sized double overlooking the rear garden, offering excellent natural light. The third bedroom is a well-proportioned single, also rear-facing. The modern family bathroom includes a three-piece suite comprising a bath with overhead shower, sink, and WC. Outside, the rear of the property features an enclosed garden. It begins with a patio that runs along the side of the house and leads onto a flat, easy-to-maintain lawn at the back. Access to the rear of the property with further grassed area. On street parking is available.





- Modern Three Bedroom Semi Detached House
- Excellent Travel Links & Amenities
- Front Facing Dining Room
- Good Sized Living Room w/ Fireplace
- Modern Shaker Style Kitchen & Further Garden Room

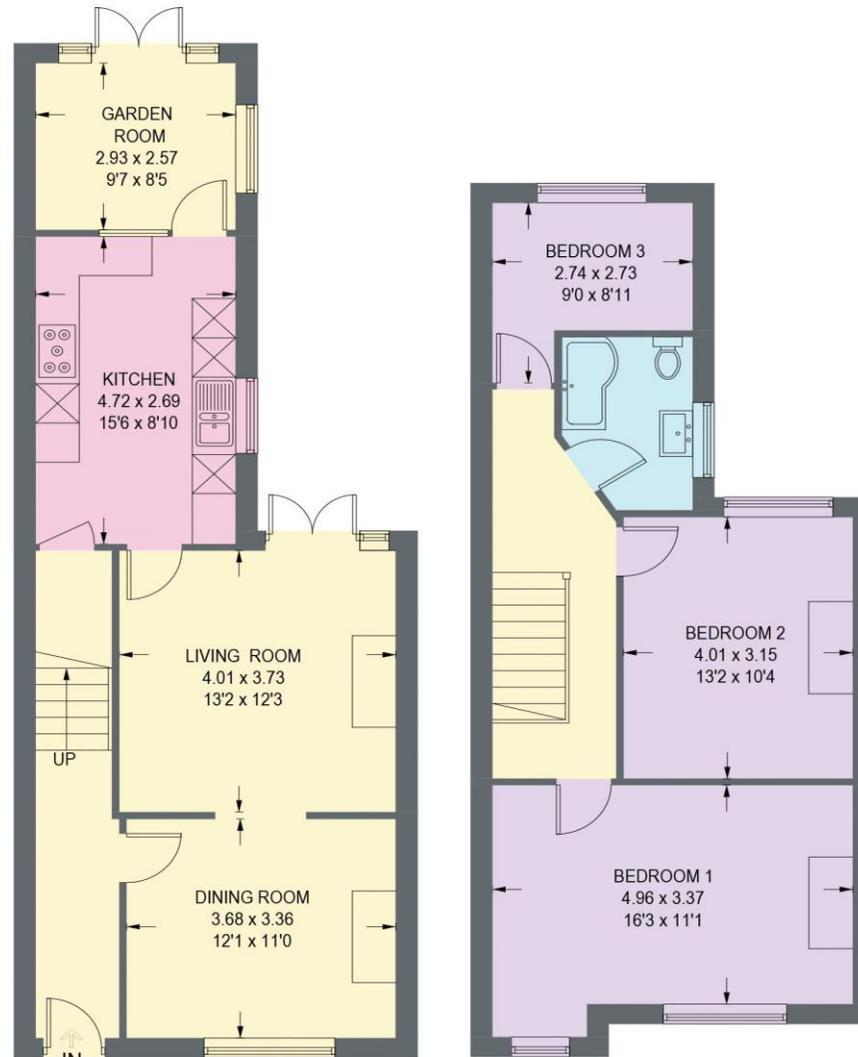
- Three Good Sized Bedrooms - Two Doubles & A Single
- Three Piece Suite Modern Family Bathroom
- Enclosed Rear Garden & Patio
- On Street Parking
- Council Tax Band A/EPC Rating D





37 BROADLEYS

APPROXIMATE GROSS INTERNAL AREA = 115.8 SQ M / 1246.7 SQ FT



GROUND FLOOR = 55.7 SQ M / 599.1 SQ FT FIRST FLOOR = 60.2 SQ M / 647.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1280697)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535