



Guide Price £230,000 Freehold

34 EGSTOW STREET | CLAY CROSS | CHESTERFIELD | S45 9NJ

**BuckleyBrown**  
ESTATE AGENTS

\*\*\*GUIDE PRICE £230,000-£240,000\*\*\*

### BEYOND EXPECTATIONS...

Situated in the charming town of Clay Cross, this delightful two-bedroom detached bungalow is a wonderful opportunity to move straight into a spacious and well looked after home. You'll see this property oozes style, comfort and convenience, making it a home that should be at the top of your list!

Upon entering, you will be greeted by a welcoming entrance hallway, allowing access first into the kitchen/diner, an area with ample space for spending time with family enjoying home cooked meals. Further off the hallway you will find the cosy reception room, providing a warm and inviting atmosphere, perfect for relaxation.

This home offers two well-proportioned bedrooms both with ample space and opportunity to make your own. To complete the property is the well-appointed bathroom, designed for both functionality and style. The layout is thoughtfully designed to maximise space and light, along with flexible living to suit your individual needs!

Heading outside you will find a low maintenance and well looked after rear garden, with patio and lawned areas, creating a tranquil setting to relax in the summer months. To the front offers further low maintenance and ample space for off street parking!

This home is a wonderful opportunity for anyone looking for a spacious and inviting property in a desirable location, situated close to local amenities, shops and transport links. With its move-in ready condition and thoughtful layout, it is sure to be popular, so do not miss the chance to make this lovely property your own.

Call today to view!





#### Entrance Hallway

Allowing access into:

#### Kitchen/Diner 10'5" x 10'4"

Complete with a range of matching wall and base units with complimentary worktop over. Inset sink and drainer, hob with hood over and space for appliances and ample space for your dining furniture. Window to the front elevation.

#### Reception Room 13'8" x 12'2"

Carpeted flooring and patio doors allowing access onto the rear garden.

#### Bedroom One 12'4" x 8'9"

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Two 10'4" x 7'1"

Carpeted flooring, central heating radiator and window to the front elevation.

#### Bathroom 8'8" x 7'8"

Complete with low flush WC, vanity unit hand wash basin, bath and shower. Frosted window to the side elevation.

#### Outside

Low maintenance and well looked after rear garden with patio and lawned area. To the front offers further low maintenance and ample off street parking.





### Floor Plan

Floor area 56.6 sq.m. (609 sq.ft.)

Total floor area: 56.6 sq.m. (609 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](http://www.Propertybox.io)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	82	
(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		

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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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