



High Street, Clay Cross Chesterfield S45 9DX



welcome to

High Street, Clay Cross Chesterfield

Guide Price £525,000 - £550,000

Spacious family home with private driveway, single and double garage, generous living spaces, four bedrooms and a bright sun room. Set within a large plot, with a large rear garden, enjoying lovely views and offering flexible, modern family living.

Front Yard / Driveway

A neat frontage sets the tone for the home, with a practical driveway offering comfortable off-road parking, a double garage, separate single garage and a large shed, all fitted with water and electric facilities. The approach feels open and well-kept, giving the property an immediate, positive first impression.

Entrance Hall

At the front of the property, the entrance hall offers a welcoming space to pause and reset before stepping further inside. Well-balanced proportions make it a flexible area, with ample room for storage, coat hooks and a place to kick off shoes. Open and inviting, it creates a calm transition before the rest of the home is revealed.

Kitchen

The kitchen also sits at the front of the home, offering generous workspace integrated appliances, a breakfast bar that seats four and a layout designed for both everyday cooking and sociable family life.

Utility

A dedicated utility room adds welcome practicality, keeping laundry, storage, and household tasks neatly out of sight. It supports the kitchen beautifully and helps maintain a calm, uncluttered feel throughout the ground floor.

Downstairs W/C

Conveniently positioned off the Utility Room, the downstairs WC is ideal for guests and busy family routines, adding everyday ease to the ground-floor layout.

Hall

The hallway offers a bright and inviting introduction

to the home, guiding you naturally towards the main living spaces. Its sense of openness sets the tone for the generous proportions found throughout.

Study / Music Room

A versatile and quiet space, ideal for home working, study or creative use. Well-proportioned and adaptable, it can easily serve as a study, music room or snug, offering a calm retreat within the home.

Living Room

A spacious, welcoming living room stretches across the ground floor, offering plenty of room for seating and relaxation. Large windows draw in natural light, creating a warm, comfortable atmosphere ideal for everyday living.

Sun Room / Living Room

The sun room extends the home into a bright, airy space overlooking the garden. With its abundance of natural light, it's perfect as a sitting area, a dining spot, or a peaceful place to unwind while enjoying the gorgeous views of the outdoors.

Stairs / Landing

The staircase rises to a well-arranged landing that connects the first-floor rooms with ease. It offers a pleasant sense of space and helps the upper floor feel calm and well-organised.

Bedroom One

A generous principal bedroom offering comfort and privacy. Fitted with built in wardrobes and a storage cupboard, its proportions allow for a full suite of furniture, creating a restful retreat at the end of the day.

En-Suite





The en-suite adds a touch of luxury to the main bedroom, providing a private, practical space for daily routines and enhancing the room's sense of comfort.

Bedroom Two

A well-sized double bedroom with a bright, welcoming feel, with built in wardrobe space. Ideal for family or guests.

Bedroom Three

A comfortable bedroom that works beautifully as a child's room, guest room or snug. Its layout offers plenty of versatility.

Bedroom Four

A further bedroom completing the first-floor accommodation, perfect for a growing family or as an additional office or hobby room. This room is also fitted with built in wardrobe space and its proportions make it a genuinely useful and adaptable space.

Family Bathroom

The family bathroom serves the upper floor with ease, offering a clean, functional setting. Fitted with a shower, bath, toilet and wash basin, its layout supports busy mornings and relaxed evenings alike.

Rear Garden

To the rear, the garden is a real highlight—spacious, private and ideal for outdoor living. Raised beds, a tool shed, cosy greenhouse and gazebo add charm and practicality. With space for seating, planting and play, it feels like a natural extension of the home, perfect for relaxing year-round.



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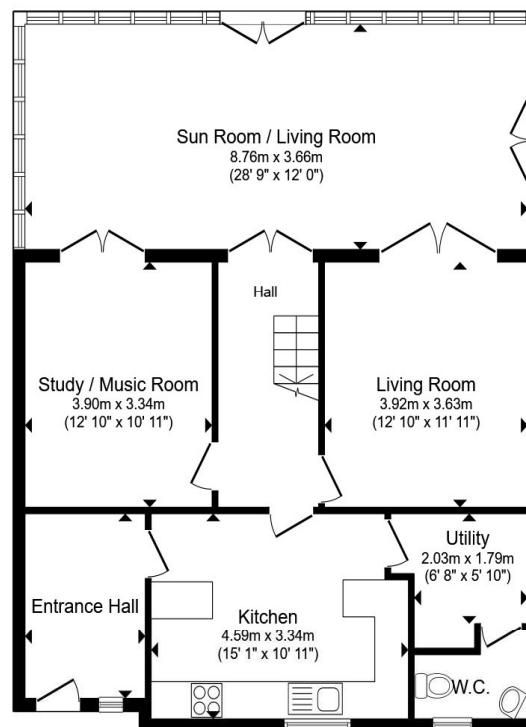
- Guide Price £525,000 - £550,000
- Council Tax Band - E
- Double Garage, Single Garage And Additional Off-Street Parking
- Downstairs W/C
- Large Sun Room And Lounge With Under Floor Heating

Tenure: Freehold EPC Rating: D

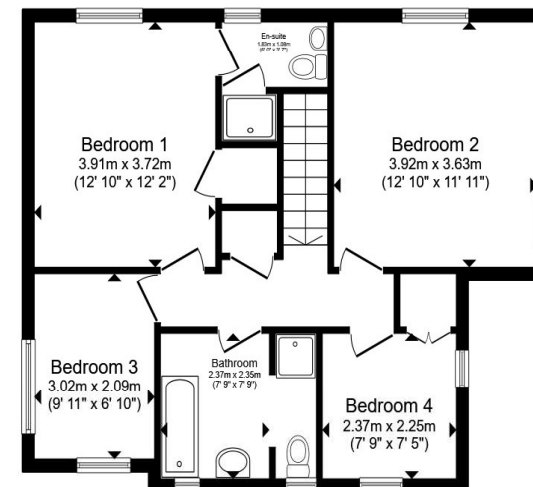
Council Tax Band: E

guide price

£525,000



Ground Floor



First Floor

Total floor area 161.7 m² (1,740 sq.ft.) approx

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