



£240,000 Freehold

6 LIME WALK | CLAY CROSS | CHESTERFIELD | S45 9QA

BuckleyBrown
ESTATE AGENTS

MORE THAN MEETS THE EYE... Situated in the charming area of Clay Cross, this delightful three storey, three bedroom semi detached house offers spacious rooms, modern decor and is sat within a convenient location. This home is located within close proximity to schools, transport links and amenities. Let's take a look around...

Upon entering, you are greeted by a welcoming hallway, leading nicely into the gorgeous kitchen/diner. Complete with matching cabinetry, catering for all your storage needs, along with ample space for your dining furniture. This room is the perfect space to entertain friends and complimented further with bi-fold doors onto the rear garden. To complete this floor is a downstairs WC, along with a handy storage area with space for further appliances such as a washing machine or tumble dryer.

Heading to the first floor, the reception room offers a cosy setting to relax and unwind with family. To the front of the home is the master bedroom, with a built in wardrobe and its own en-suite, providing a touch a luxury to everyday living.

The second floor is complete with two further bedrooms, both with neutral decor and ample opportunity to make your own. To complete this floor is the bathroom.

Outside, the property benefits from a low maintenance rear garden, complete with lawn and patio areas, making for a perfect space to enjoy spending time with family or entertaining friends in the summer months. To the front of the property offers a driveway for ample off street parking.

This three storey house on Lime Walk is a fantastic opportunity for those seeking a modern, spacious and well-decorated home. Do not miss the chance to make this lovely property your own.

Call today to view!





Entrance Hallway

Allowing access into:

Kitchen/Diner 21'10" x 14'8"

Complete with a range of matching wall and base units, with complimentary worktop over. Inset sink and drainer, hob and integrated appliances. Ample space for your dining furniture. Bi-fold doors allowing access onto the rear garden.

Downstairs WC 6'3" x 5'6"

Complete with low flush WC and hand wash basin. Frosted window to the front elevation.

Reception Room 14'8" x 9'5"

Windows to the rear elevation, filling the space with natural light and central heating radiator.

Bedroom One 14'8" x 8'8"

Carpeted flooring, built in wardrobe, central heating radiator and window to the front elevation. Access into its own En-Suite.

En-Suite 8'7" x 4'5"

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

Bedroom Two 14'8" x 9'5"

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

Bedroom Three 14'9" x 8'8"

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



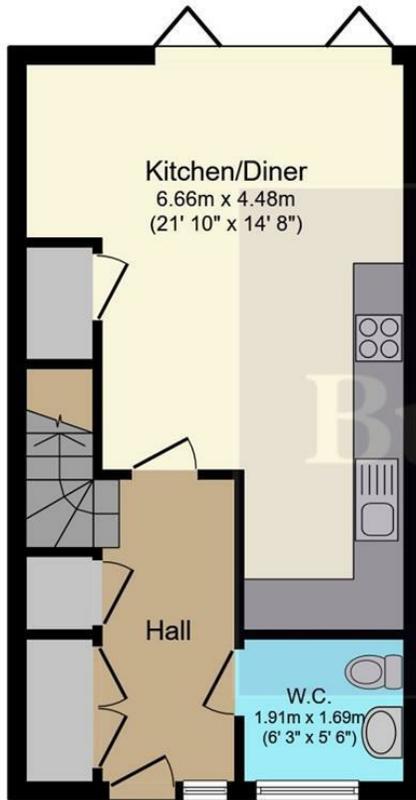
Bathroom 6'11" x 6'7"

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

Outside

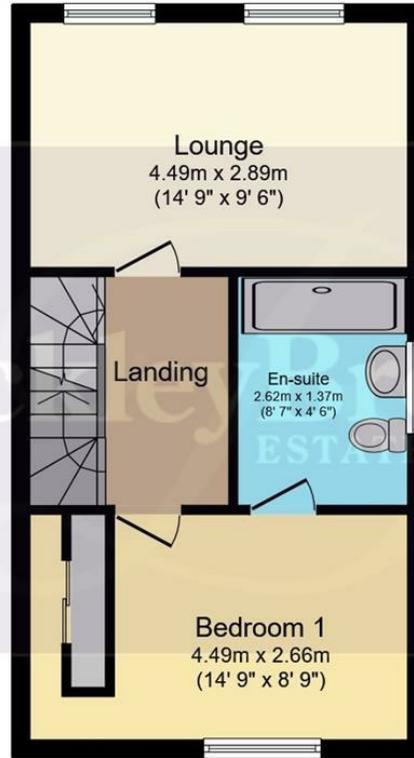
Low maintenance rear garden with lawn and patio areas. To the front of the property is a driveway, allowing for ample off street parking.





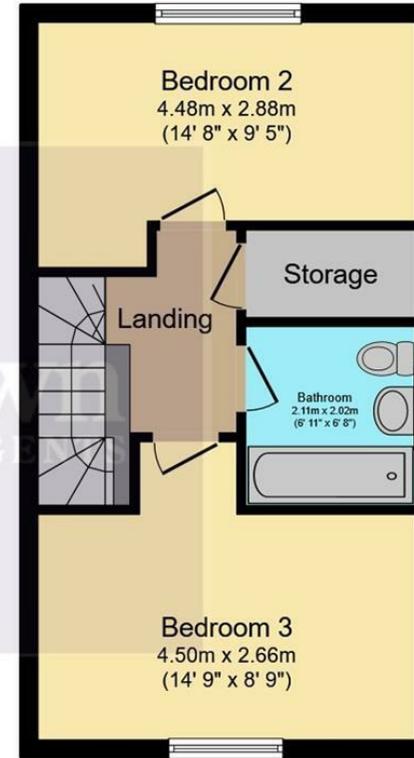
Ground Floor

Floor area 37.9 sq.m. (408 sq.ft.)



First Floor

Floor area 37.9 sq.m. (408 sq.ft.)



Second Floor

Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 113.8 sq.m. (1,225 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

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) A			94
(81-91) B		85	
(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	

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