



37 Coupe Lane, Clay Cross, Chesterfield, S45 9QL

- THREE BEDROOMS
- GREAT SIZED FAMILY HOME
- GENEROUS GARDEN AREA
- SEMI DETACHED HOUSE
- DOUBLE DRIVEWAY
- VIEW NOW!

Offers In The Region Of £210,000

HUNTERS®
HERE TO GET *you* THERE

THREE BEDROOM SEMI-DETACHED HOUSE - DOUBLE DRIVEWAY PARKING - GREAT SIZED FAMILY HOME!

Situated the South side of Chesterfield, Clay Cross, has all it's own village amenities including supermarket, shops, florists, hairdressers & much much more! Also being ideally situated for M1, Peak District & just a short drive to Ogston Reservoir.

Construction: Built using a non-standard steel frame construction. The property remains mortgageable, subject to lender and valuation requirements.

This beautifully presented three-bedroom semi-detached house offers spacious and versatile accommodation, making it an ideal home for families, professionals, or first time buyers.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, setting the tone for the well-maintained accommodation throughout. The comfortable lounge provides a relaxing space to unwind, while the generous kitchen/dining room is perfect for both everyday family life and entertaining guests. Double doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and allowing plenty of natural light to flood the space.

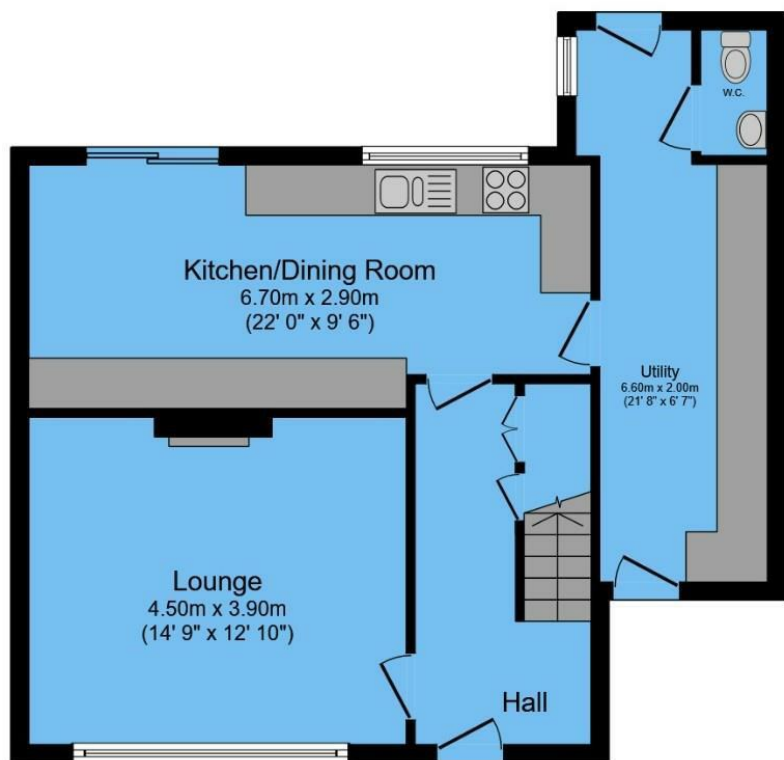
The first floor offers three well-proportioned bedrooms, each benefiting from built-in wardrobes, providing excellent storage. Completing the upstairs accommodation is a stylish, contemporary shower room, finished to a high standard with modern fixtures and fittings.

Externally, the property enjoys front double driveway parking as well as a delightful rear garden. Ideal for outdoor dining, relaxing, or gardening enthusiasts. Combining practical living with comfortable, well-planned accommodation.

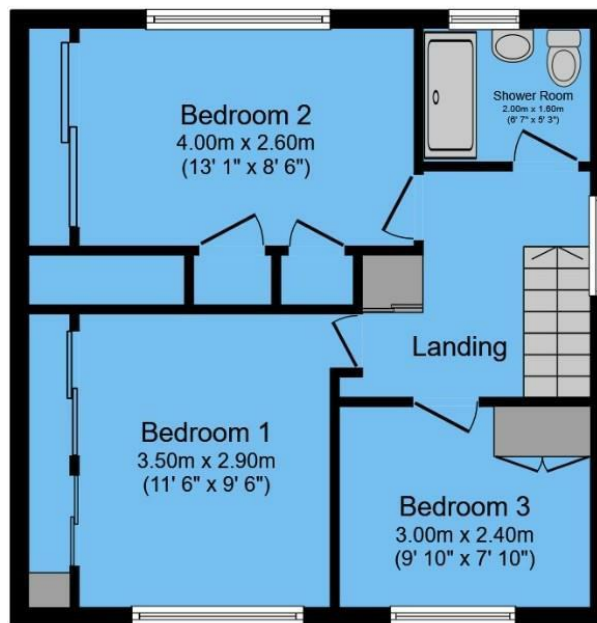
FREEHOLD - COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 106.5 sq.m. (1,147 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>