



**Spire Valley, Clay Cross Chesterfield S45 9UL**



**welcome to**

## **Spire Valley, Clay Cross Chesterfield**

This well laid out 3 bedroom home offers practical family living with a beautiful open plan kitchen/ diner, integral garage downstairs W/C and en-suite to the main bedroom.

### **Entrance Hall**

Double glazed exterior door opens into a spacious hallway, with carpeted stairs to the first floor and doors to:

### **W/C**

Downstairs WC is a half tiled room, fitted with a low level toilet and wall mounted wash basin. With radiator and frosted double glazed window.

### **Living Room**

Positioned to the front of the property, the living room is a well proportioned space with ample room for sofas and additional furniture, with a bay styled window which enhances natural light and a welcoming environment finished with laminate flooring, double glazed window to the left and a radiator.

### **Kitchen/Diner**

Large open plan kitchen/ diner ideal for modern family living and entertaining. The kitchen has an adequate amount of storage space within to fitted units and storage/ utility room, with double glazed french doors to lead to the rear garden, allowing plenty of natural lighting.

### **Landing**

The first floor landing provides access to all bedrooms and the family bathroom, with a central staircase rising from the ground floor.

### **Main Bedroom**

A comfortable double sized bedroom located to the rear of the property, offering space for wardrobes and bedroom furniture. The bedroom also benefits from a private en-suite.

### **En-Suite**

Fitted with a shower enclosure, toilet and wash basin, providing added convenience and privacy to the main bedroom.

### **Bedroom 2**

A well sized double bedroom, positioned at the front of the property, a perfect guest room or child's bedroom, fitted with a radiator and double glazed windows.

### **Bedroom 3**

A good sized single bedroom, ideal for a nursery, study or additional bedroom. with a radiator and 2 double glazed windows allowing for ample natural lighting.

### **Garage**

The integral garage offers extra storage and/or parking space.





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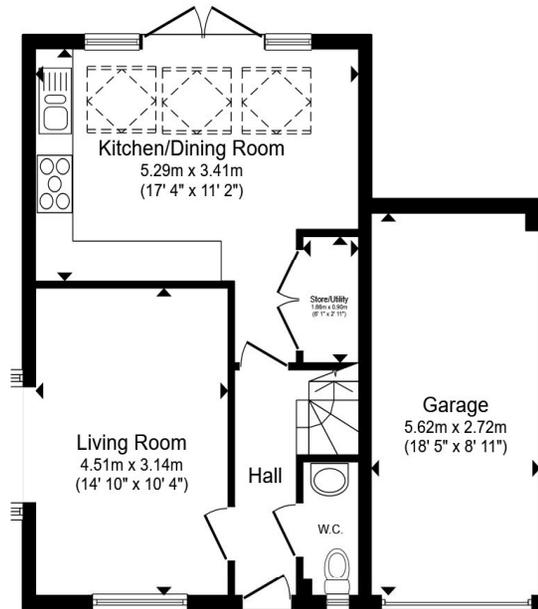
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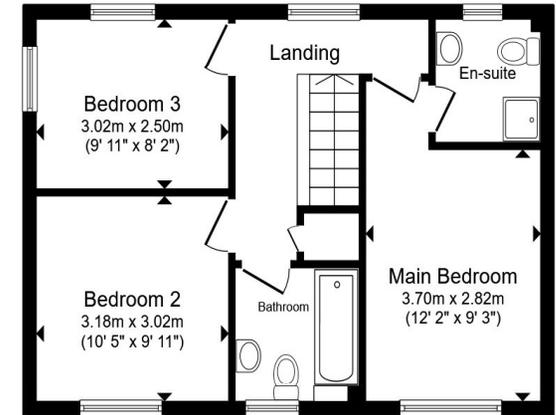
- Council Tax Band - C
- Three Bedroom Detached Home
- Driveway/ Garage
- Rear Garden
- En-Suite

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£265,000**



**Ground Floor**



**First Floor**

Total floor area 105.1 m<sup>2</sup> (1,131 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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