



## 45 Cranleigh Road, Woodthorpe, Mastin Moor, Chesterfield, S43

Price Guide £320,000

- 4 Bedrooms, Master bedroom with Ensuite
- Good local schooling
- Master bedroom with integrated storage and ensuite shower room
- Converted garage with one half a playroom, the other storage
- Ideal family, well proportioned and energy efficient
- Well presented throughout
- Convenient location with good access to the M1, Chesterfield and local amenities
- Good sized garden, not overlooked
- Good links to the M1, Chesterfield and Sheffield



45 Cranleigh Road, S43

DETAILS  
Total area: 1173.32 sq ft



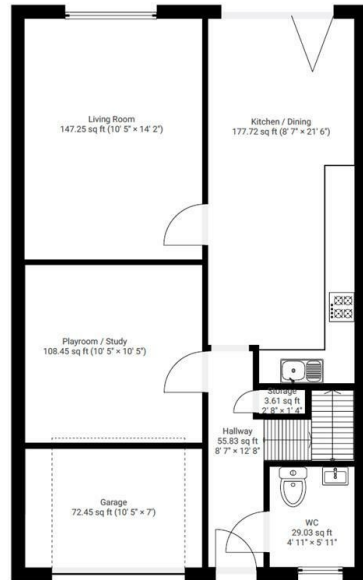
Square Box Media  
info@squareboxmedia.com  
www.squareboxmedia.com

This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.



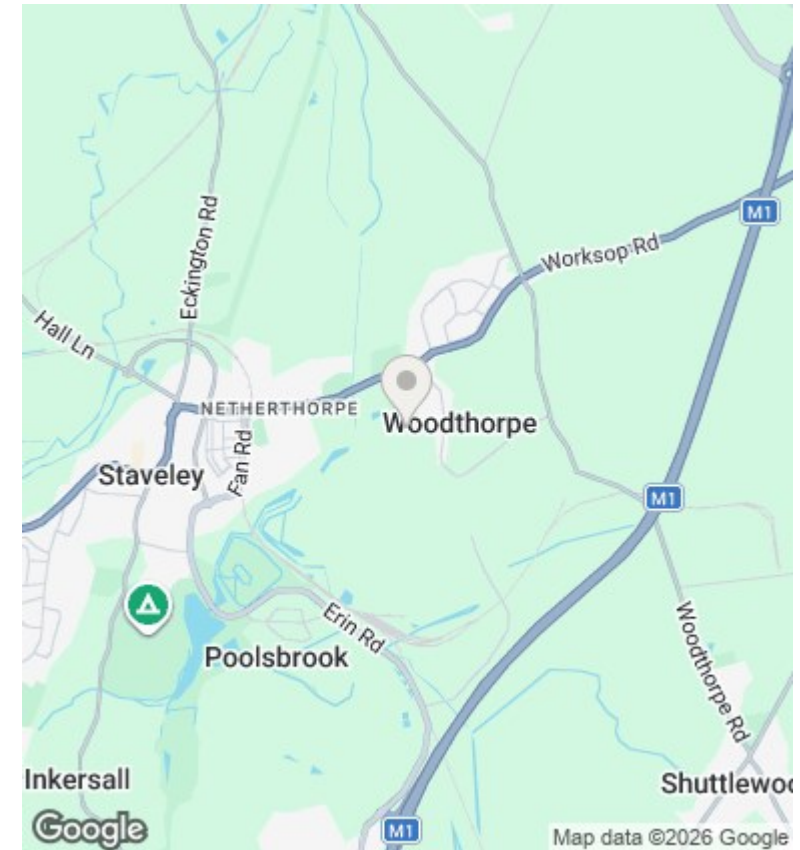
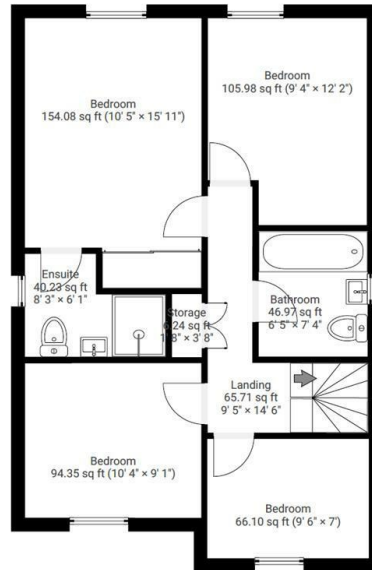
▼ Ground Floor

TOTAL AREA: 594.01 sq ft



▼ 1st Floor

TOTAL AREA: 579.31 sq ft



### Directions

### Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

### Council Tax Band

A

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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	