







30 Queen Street

Clay Cross • Chesterfield • S45 9EQ

£170,000

A two-bedroom semi-detached home situated in the heart of Clay Cross. The area is well connected, offering a range of local amenities including shops and leisure facilities. Excellent transport links include nearby bus stops, straightforward access to both Chesterfield and Alfreton, and convenient proximity to local train stations. Outdoor green spaces are also close by. This property is ideally suited to first-time buyers, couples and single professionals. On entering the property, you arrive in the hallway with stairs leading to the first floor. To the right is the living room, a well-sized reception space with room to accommodate a small dining table if desired. To the left is the kitchen, fitted with modern shaker-style cupboards, integrated appliances and space for freestanding items. The kitchen opens into a rear porch, which provides access to the garden. Upstairs, there are two well-proportioned bedrooms. Bedroom one spans the full length of the property, allowing for excellent natural light and featuring a built-in storage cupboard. Bedroom two is also a good size and overlooks the front. The bathroom comprises a three-piece suite including a bath with overhead shower, a sink and a WC. The rear garden is a standout feature of the home which also backs onto fields, beautifully maintained and offering a mix of patio and lawn. A small decking area leads to a summerhouse, creating a versatile additional space ideal for socialising or home working. At the front, the property benefits from a driveway for one vehicle, a small patio area and gated access to the rear garden.





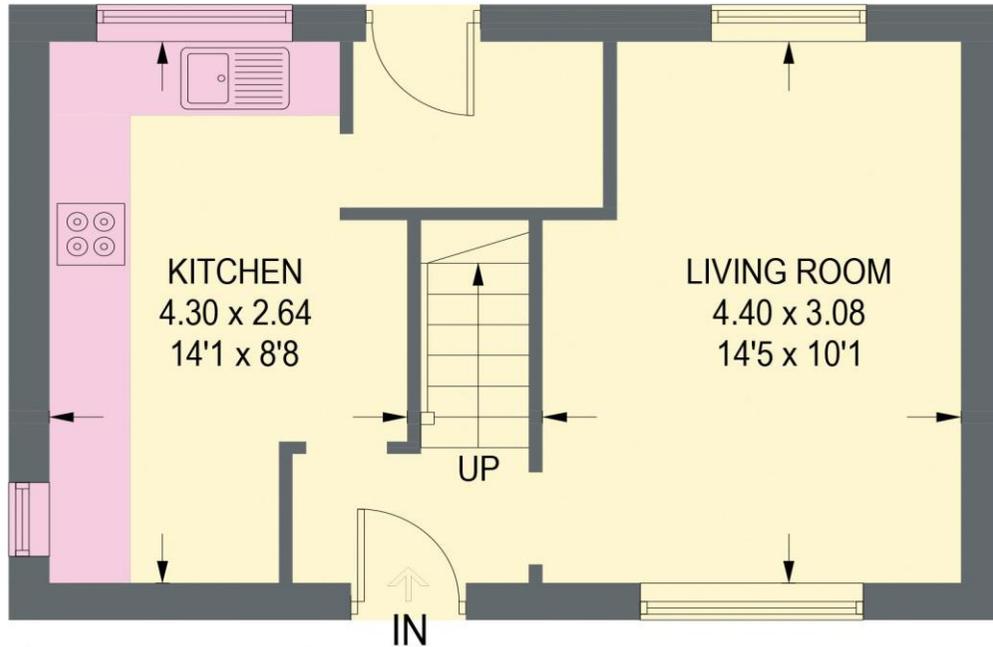
- Two Bedroom Semi Detached House
- Convenient Location & Everyday Amenities
- Ideal for First Time Buyers
- Spacious Living Room
- Modern Shaker Style Kitchen

- Two Well Proportioned Bedrooms
- Three Piece Suite Bathroom & Overhead Shower
- Rear Garden w/ Patio, Lawn & Summerhouse Backing onto Fields
- Front Driveway Parking
- Council Tax Band A/EPC Rating D

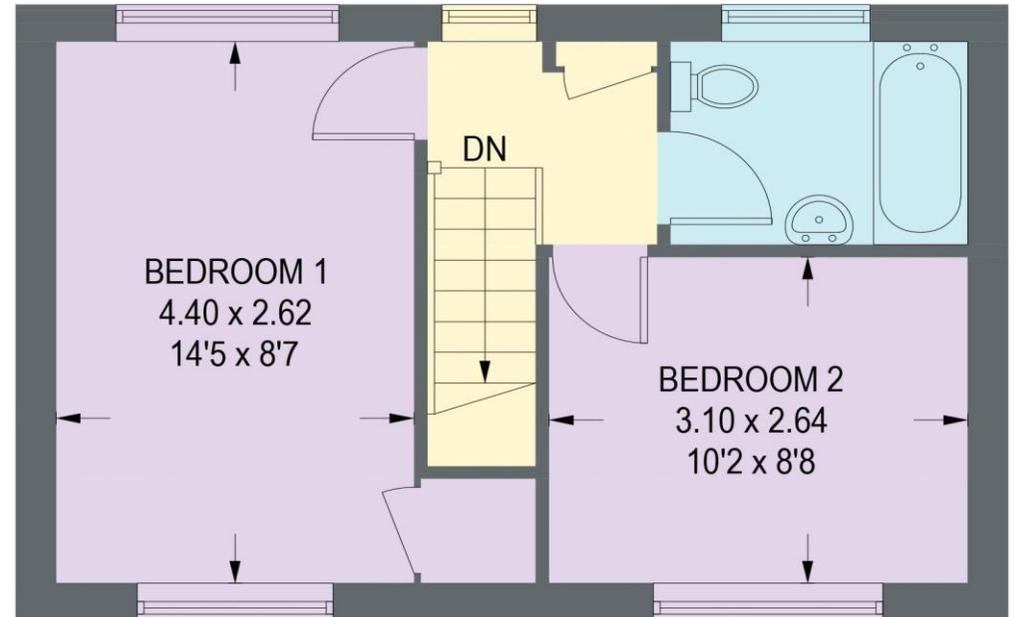


30 QUEEN STREET

APPROXIMATE GROSS INTERNAL AREA = 59.2 SQ M / 636.9 SQ FT



GROUND FLOOR
29.4 SQ M / 316.7 SQ FT



FIRST FLOOR
29.7 SQ M / 320.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1283324)

