







## 5 Farnsworth Lane

Clay Cross • Chesterfield • S45 9EX

£300,000

A fully modernised, extended, and ready-to-move-into three-bedroom detached home located in the well-connected town of Clay Cross. The area offers excellent local amenities, good schools, nearby parks and walking routes, as well as regular bus services and easy access to the M1, making this an ideal family home or a perfect step-up property for couples. You are welcomed into the hallway, where you can access the beautifully updated kitchen fitted with modern gloss units, silkstone worktops, integrated appliances and space for a freestanding washer. The hallway also leads into the good-sized living room, offering a modern and comfortable feel, with sliding folding doors opening into the spacious and bright dining room/family room. A skylight enhances this room with natural light, creating an inviting family space. From here, further sliding doors, along with an additional side door, lead out to the rear garden. Off the dining room there is also direct access into the attached integral garage. A downstairs WC completes the ground floor layout. Upstairs, the main double bedroom sits to the rear of the property and enjoys excellent natural light, featuring French doors opening onto a Juliet balcony. The bedroom flows into a dressing area and a spacious ensuite fitted with a shower cubicle, toilet and sink. Bedrooms two and three both face the front, with bedroom two offering a generous double space with fitted wardrobes, while bedroom three is a well-proportioned single. The tiled family bathroom includes a three-piece suite with bath, overhead shower, washbasin and WC. Externally, the landscaped, enclosed rear garden offers a patio seating area with steps leading up to an easy-to-maintain astroturf lawn. To the front, the property benefits from a driveway, lawned area and access to the integral garage.





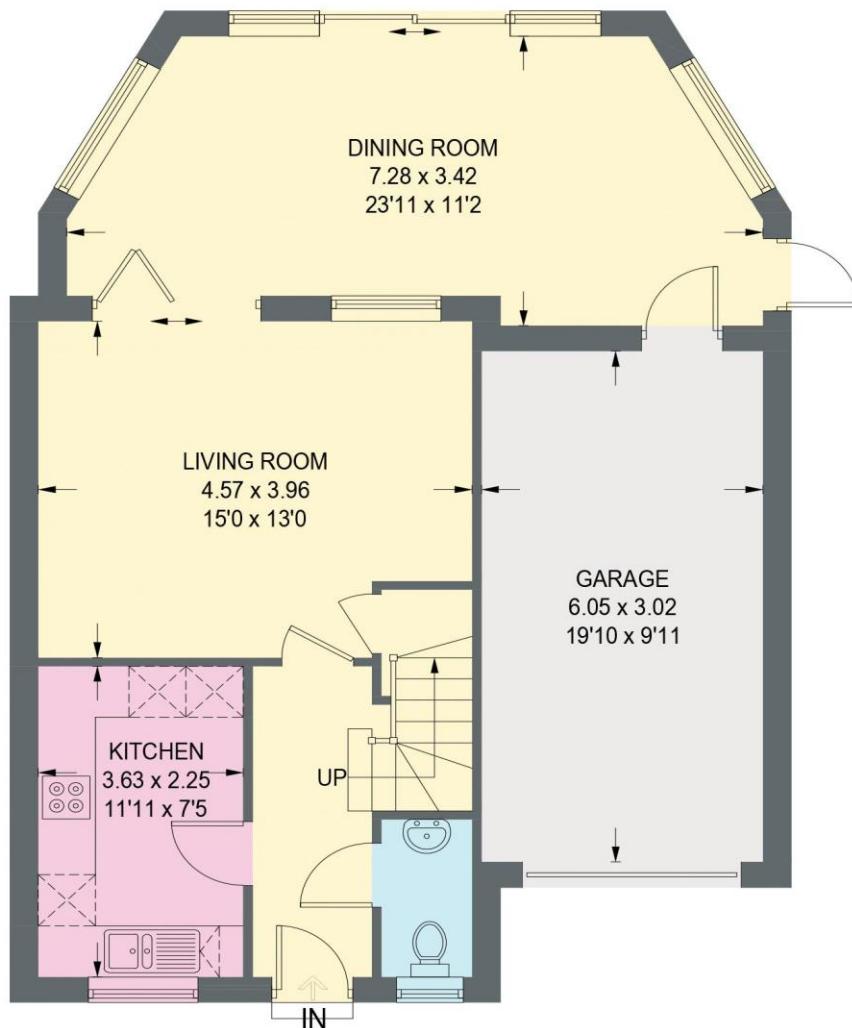
- Modern Three Bedroom Extended Detached House
- Excellent Amenities with Great Transport Links
- Gloss Finished Kitchen & Integrated Appliances
- Spacious Living Room into Dining Room
- Bright Dining Room w/ Skylight
- Main Bedroom Including Dressing Area & En Suite
- Modern Family Bathroom
- Landscaped Enclosed Rear Garden
- Driveway and Integral Garage
- Council Tax Band C/EPC Rating B





# 5 FARNSWORTH LANE

APPROXIMATE GROSS INTERNAL AREA = 129.1 SQ M / 1389.8 SQ FT



**GROUND FLOOR**  
**75.8 SQ M / 815.7 SQ FT**



**FIRST FLOOR**  
**53.3 SQ M / 574.1 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1272282)

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.



**haus**

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