







### 3 The Crescent

Clay Cross • Chesterfield • S45 9EH

£200,000

A well-presented four-bedroom semi-detached home, ideally located in Clay Cross. The property benefits from a wide range of everyday amenities nearby, including supermarkets, shops and cafés, with Chesterfield town centre just a short drive away. It is ideally suited for commuters, offering straightforward access to major road links including the M1 and nearby train stations. The Peak District is also within easy reach, providing excellent opportunities for countryside walks. This property makes an ideal home for families or couples alike. The property is entered via the front door into a welcoming hallway, where the staircase and a useful ground floor WC are located. From the hallway, turning left leads into the spacious living room, which provides an excellent family living space. To the rear, double doors open into a versatile ground floor bedroom or garden room, offering flexibility as an additional bedroom, reception room, or leisure space. A side door from this room provides access to a rear porch, with a further door leading directly out to the rear garden. From here, another internal door leads into the kitchen. The kitchen is fitted with modern shaker-style units and offers access to the rear, as well as opening through to the dining room at the front of the property. The dining room is a good size and benefits from fitted sliding wardrobes, providing valuable additional storage. It can also be accessed directly from the hallway. To the first floor, the main bedroom is a well-proportioned double room overlooking the rear, allowing for plenty of natural light. Bedroom two is also a double, similarly overlooking the rear, and benefits from fitted sliding wardrobes. The third bedroom is a single room positioned at the front of the property, also featuring fitted sliding wardrobes. The family bathroom is fully tiled and fitted with a three-piece suite, comprising a bath, sink and WC. Externally, the rear garden is private, low maintenance and thoughtfully arranged, featuring several patio areas, a shed, and a separate summerhouse. This additional space is highly versatile and suitable for a home office, outdoor retreat, or a variety of other uses. To the front, the property benefits from a paved driveway providing off-road parking for multiple vehicles.



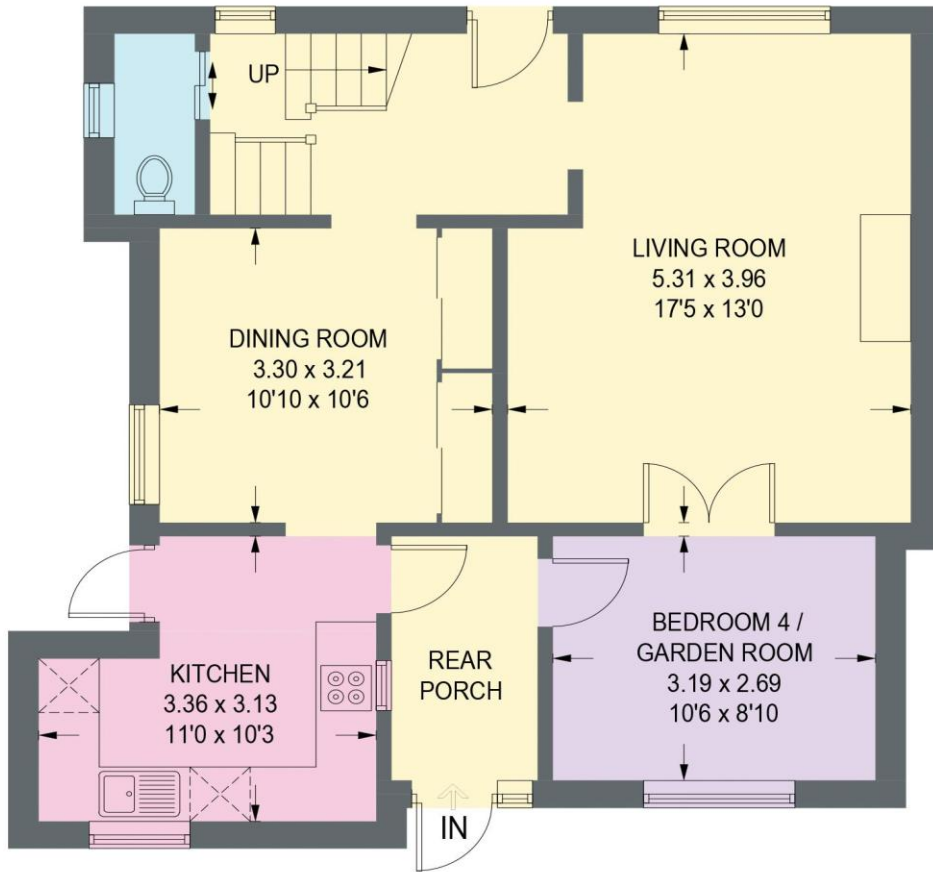


- Four Bedroom Semi-Detached
- Large Driveway For Off Road Parking
- Private Rear Garden w/ Summerhouse
- Three Piece Family Bathroom
- Bedroom Four Alternatively Used As Garden Room
- Fitted Shaker Style Kitchen
- Large Living Room & Separate Dining Room
- Close To Amenities inc Shops, Cafes & Supermarkets
- Good Transport Links To By-Pass & M1
- EPC Rating: D / Council Tax Band A

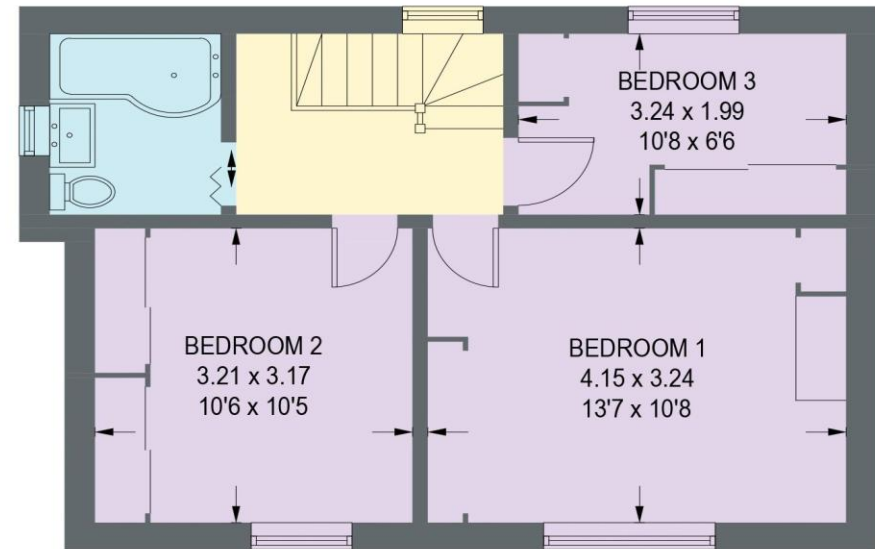


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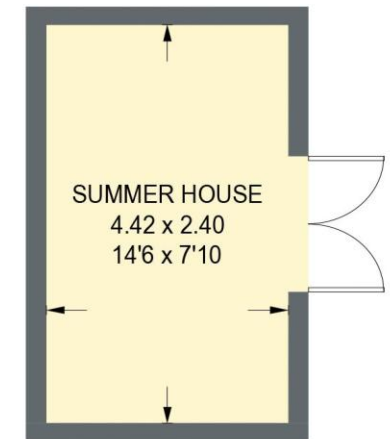
APPROXIMATE GROSS INTERNAL AREA = 113.6 SQ M / 1223.2 SQ FT



**GROUND FLOOR**  
**73.3 SQ M / 789.0 SQ FT**



**FIRST FLOOR**  
**40.3 SQ M / 434.2 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1304978)

