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BRAIN
FOOD
LURPAK







2 Dewley Way

Clay Cross • Chesterfield • S45 9TH

£280,000

Welcome to this well-presented four-bedroom semi-detached family home, arranged over three floors and situated in the popular town of Clay Cross. The property enjoys convenient access to a range of local amenities, while Chesterfield town centre is also within easy reach, offering a wider selection of shopping, leisure and dining facilities. Several well-regarded schools are located nearby, and the surrounding area provides a variety of green spaces and walking routes. Commuters will appreciate the excellent transport links, including convenient access to major road networks, the M1 motorway and nearby rail connections. Offering spacious accommodation across three floors, this property is ideally suited to growing families. The property is entered via a welcoming entrance hall with the staircase rising to the first floor. Positioned to the right is the kitchen diner, fitted with a modern range of L-shaped units incorporating integrated appliances alongside space for freestanding appliances. The room provides ample space for a dining table, creating an ideal area for everyday family life and entertaining. A convenient ground floor WC is accessed from the kitchen diner. To the rear of the property is the living room, a well-proportioned reception space benefitting from French doors opening directly onto the rear garden, allowing plenty of natural light into the room and creating a seamless connection to the outdoor space. The first floor accommodates two bedrooms and the family bathroom. Bedroom two overlooks the rear garden and is a spacious double room benefitting from fitted sliding wardrobes. Bedroom four is positioned at the front of the property and is a single bedroom, ideal as a nursery, child's bedroom or home office. The family bathroom is fully tiled and fitted with a modern three-piece suite comprising a bath with overhead shower, wash basin and WC. Occupying the second floor are the remaining two bedrooms. The principal bedroom overlooks the rear garden and is a generous double room benefitting from fitted sliding wardrobes and its own ensuite shower room. The ensuite is part tiled and fitted with a three-piece suite comprising a large shower cubicle, wash basin and WC. Bedroom three is positioned at the front of the property and is a well-proportioned single room benefitting from fitted sliding wardrobes and a useful storage cupboard. Externally, the enclosed rear garden is well maintained and offers an attractive outdoor space for families and entertaining. The garden features a lawned area with space for shrubs and planting to the sides, while steps lead up to a patio seating area positioned at the rear. The garden also extends around the side of the property, where there is an artificial lawn. From here, a door provides access to a versatile bar area, which could also be utilised for storage. A further door leads through to an additional front storage space. To the front of the property, a driveway provides off-road parking.









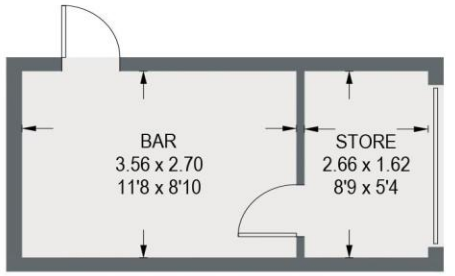
- Four Bedroom Semi Detached House
- Ideal for Growing Families - Over Three Floors
- Modern Kitchen Diner w/ Integrated Appliances
- Spacious Living Room Opening onto Rear Garden
- Two First Floor Bedrooms & Three Piece Suite Bathroom
- Two Second Floor Bedrooms, Principle w/ Ensuite
- Enclosed Rear Garden & Patio
- Further Side Garden w/ Access to Bar
- Front Driveway Parking
- Council Tax Band C/EPC Rating C



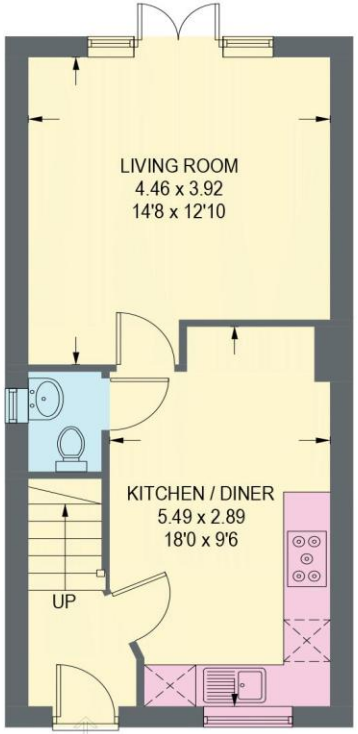


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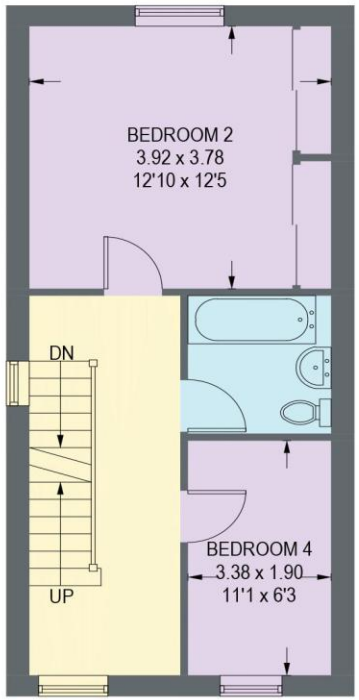
APPROXIMATE GROSS INTERNAL AREA = 125.1 SQ M / 1346.2 SQ FT



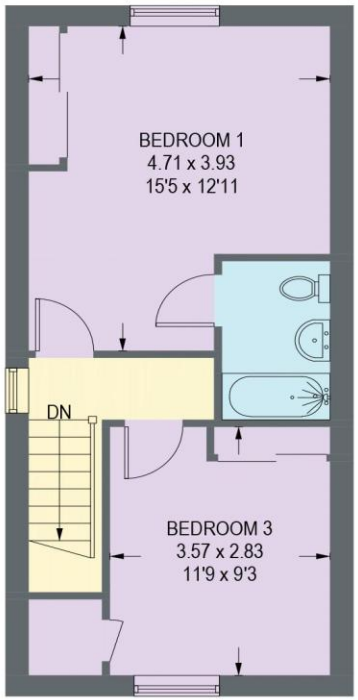
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR
51.1 SQ M / 549.7 SQ FT



FIRST FLOOR
37.0 SQ M / 398.1 SQ FT



SECOND FLOOR
37.0 SQ M / 398.4 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1346291)

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.



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