

SOLD

subject to contract



7 Pease Close, Clay Cross, Chesterfield, S45 9FE

- MODERN THREE BEDROOM
- DRIVEWAY PARKING
- POPULAR RESIDENTIAL LOCATION
- BUILT IN 2020
- WEST FACING REAR GARDEN
- EASY ACCESS TO M1

Offers In The Region Of £190,000

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HERE TO GET *you* THERE

MODERN THREE BEDROOM MID TOWNHOUSE WITH DRIVEWAY PARKING.

This contemporary three-bedroom mid townhouse, built in 2020 (still under NHBC warrantee), offers a stylish and comfortable living space in the heart of Clay Cross. Ideal for modern family life, the property boasts spacious rooms, a well-designed layout, and a private driveway for convenient parking.

Inside, you'll find a bright and airy living area perfect for relaxing or entertaining, with a sleek kitchen, lounge with patio doors onto the rear garden. There is also a downstairs WC.

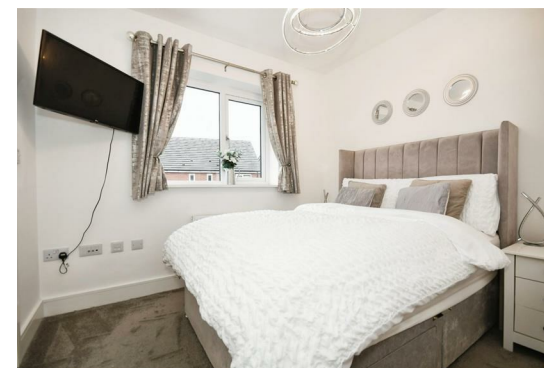
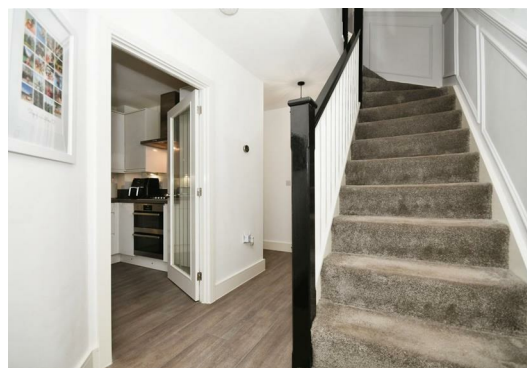
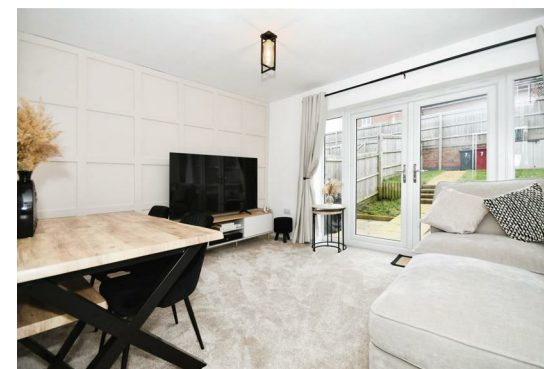
On the floor, the master bedroom benefits from its own ensuite, offering a touch of luxury, while the remaining two bedrooms are well-proportioned and suitable for family or guest use. There is a further combined bathroom / WC.

The property also features a low-maintenance, landscaped, WESTERLY FACING garden, ideal for outdoor enjoyment, and with driveway parking to the front.

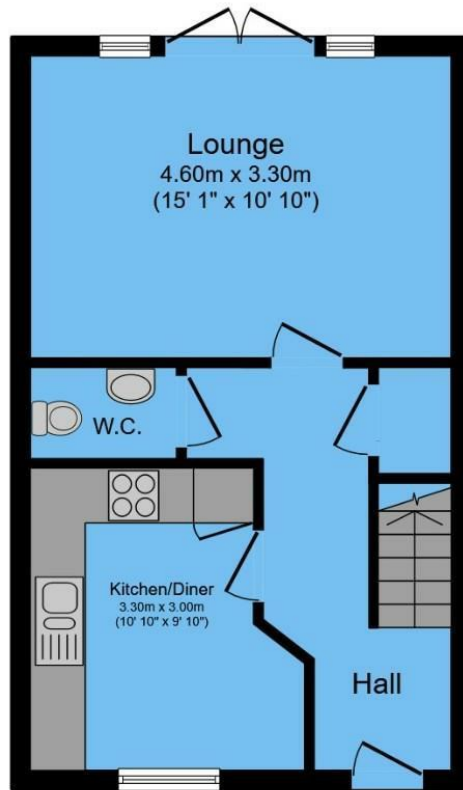
Situated the South side of Chesterfield, Clay Cross, has all it's own village amenities including supermarket, shops, florists, hairdressers & much much more! Also being ideally situated for M1, Peak District & just a short drive to Ogston Reservoir.

COUNCIL TAX BAND B | EPC RATING B

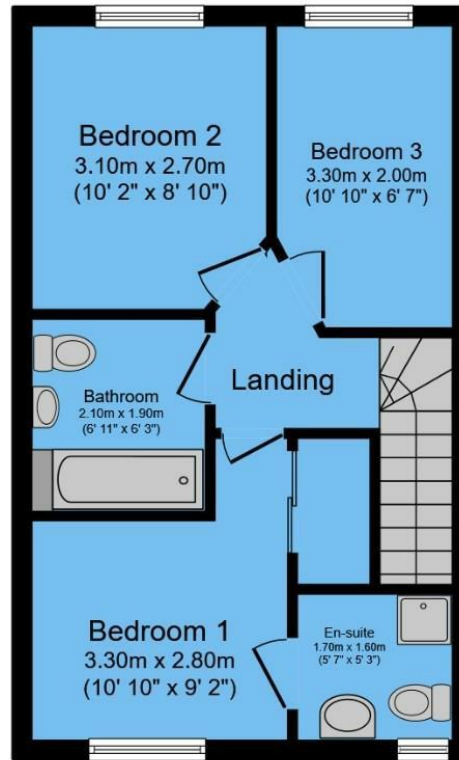
Freehold but there is a ground maintenance fee payable per annum. The cost is approx £120 per year. This cost can rise in line with RPI.







Ground Floor



First Floor

Total floor area 71.7 m² (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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