



27 Sydall Rise, Clay Cross, Chesterfield, S45 9UN

- DETACHED HOUSE
- BUILT IN 2022 - LIKE NEW!
- DRIVeway PARKING
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- ATTACHED GARAGE

Offers In The Region Of £290,000

HUNTERS[®]
HERE TO GET *you* THERE

EXTENDED, DETACHED FAMILY HOME ON A WESTERLY FACING PLOT - STILL LIKE NEW & UNDER BUILDERS GUARANTEE - BUILT IN JUST 2022!

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.

Really well presented, contemporary property, comprising:- entrance hall, downstairs WC, box windowed lounge & the beautifully designed family kitchen diner with skylights & patio doors out onto the rear garden.

The first floor houses the three double bedrooms (main bedroom with ensuite shower room) & the combined family bathroom / WC.

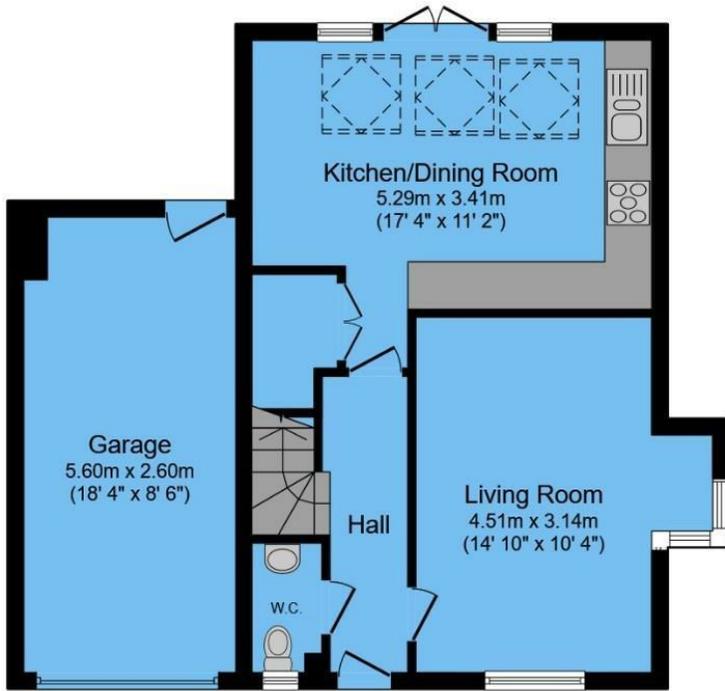
Externally the property has driveway parking for multiple cars / vehicles, attached garage with rear access to the garden & enclosed WESTERLY FACING rear garden with lawn & patio.

FREEHOLD | COUNCIL TAX BAND C

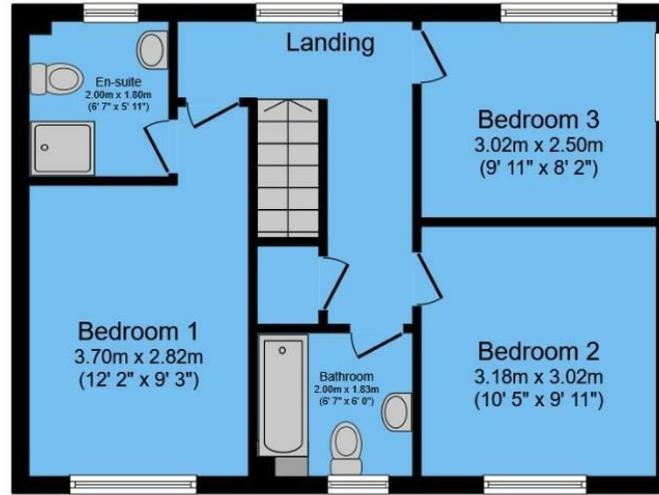
VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS!







Ground Floor



First Floor

Total floor area 105.3 sq.m. (1,134 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 | | | 94 |
| (81-91) B | | 83 | |
| (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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
 Tel: 01246 540540 Email: Chesterfield@hunters.com <https://www.hunters.com>