



£265,000 Freehold

1 SPIRE VALLEY | CLAY CROSS | CHESTERFIELD | S45 9UL

**BuckleyBrown**  
ESTATE AGENTS

AN ADDRESS SET TO IMPRESS! Welcome to Spire Valley... Situated in Clay Cross, this stunning three bedroom detached house presents modern day living and a spacious family home. Set within close proximity to local amenities, you will find schools, shops and transport links nearby, making this the perfect choice for you!

Upon entering, you will be greeted by a modern and neutral decor that creates a warm and inviting atmosphere throughout, setting the tone for whats to come. Off the hallway is the spacious reception room, perfect for spending time relaxing with family. To the rear of the home is the kitchen/diner, a gorgeous setting great for entertaining friends or enjoying home cooked meals. To complete this floor is a handy WC.

Heading upstairs, you will find three bedrooms, all with ample space and opportunity to make your own. The master bedroom benefits from the luxury of its own en-suite facility. The master bedroom and second bedroom include built in wardrobes. To complete this floor is a modern family bathroom.

Outside offers a low maintenance and well looked after rear garden, complete with patio, lawn and artificial lawned areas. To the front is a low maintenance garden, driveway and garage.

This home in Spire Valley is not to be missed. It offers a perfect blend of modern living in a convenient location making it an excellent choice for your next home.

Call today to view !





### Bedroom One

Central heating radiator, window to the front elevation and fitted wardrobe. Access into its own en-suite facility.

### En-Suite

Complete with low flush WC, hand wash basin and shower. Frosted window to the rear elevation.

### Bedroom Two

Central heating radiator, window to the front elevation and fitted wardrobe.

### Bedroom Three

Windows to the rear and side elevation.

### Bathroom

Low flush WC, hand wash basin, bath with overhead shower. Frosted window to the front elevation.



### Outside

Rear garden with patio, lawn and artificial lawn areas. To the front is a low maintenance garden, driveway and garage.

### Entrance hallway

Allowing access into:

### Reception room

Windows to the front and side elevation.

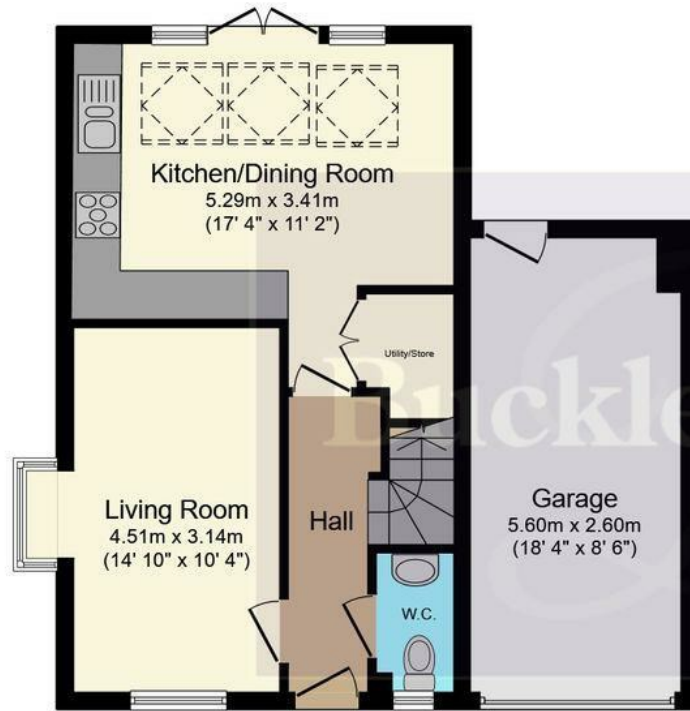
### Kitchen/Diner

Complete with modern cabinetry and complimentary work top over. Inset sink with drainer, hob with hood over and integrated appliances. Ample space for your dining furniture. Patio doors allowing access to the rear garden along with velux windows filling the room with natural light.

### Downstairs WC

Complete with low flush WC, hand wash basin and frosted window to the front elevation.





**Ground Floor**  
Floor area 54.0 sq.m. (582 sq.ft.)



**First Floor**  
Floor area 45.5 sq.m. (489 sq.ft.)

**Total floor area: 99.5 sq.m. (1,071 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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