



Offers Over £300,000 Freehold

3 MINERS AVENUE | CLAY CROSS | CHESTERFIELD | S45 9GJ

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ESTATE AGENTS

YOUR NEXT FAMILY HOME!... Located in the charming area of Clay Cross, Chesterfield, this delightful semi-detached town house on Miners Avenue is perfect for those looking for modern living and family-friendly convenience. The location is ideal for families, with local amenities, schools, and parks just a stone's throw away, ensuring that everything you need is within easy reach.

Upon entering the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for family gatherings or entertaining guests. The ground floor also features a well-appointed open plan kitchen/diner, designed with contemporary fittings and ample storage, making it a joy for any home cook. The layout is practical with patio doors opening onto the rear garden along with a handy utility room and downstairs WC.

Moving to the first floor, you will find three generously sized bedrooms, each offering a blank canvas to tailor to your own needs. Just off the landing is a convenient three piece bathroom suite.

The second floor presents you with the master bedrooms which has the additional luxury of a dressing room and en suite.

Outside, the property boasts a well-maintained garden, perfect for children to play or for hosting summer barbecues. The outdoor space is a wonderful extension of the home, providing a tranquil setting to relax and enjoy the fresh air. With its modern design and family-friendly features, this property is truly ready to move in and make your own.

Call now to make this house your home!





#### Hall

Entrance hallway with a window to the front and further access into;

#### Lounge 16'7" x 12'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Kitchen/Diner 15'5" x 10'5"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample space for your desired dining furniture.

Complemented by patio doors opening to the rear elevation along with access to a handy utility room.

#### Utility 6'0" x 5'11"

Fitted with a range of matching wall and base cabinets, space and plumbing for a

washing machine and tumble dryer along with an external door fitted to the side.

#### WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

#### Landing

With a fitted cupboard and further access leading into;

#### Bedroom Two 14'2" x 8'6"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 12'11" x 8'5"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 10'5" x 6'7"

Carpeted flooring, central heating radiator and a window to the rear elevation.



#### Bathroom 6'9" x 6'2"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with a window to the front elevation.

#### Bedroom One 16'9" x 13'1"

Carpeted flooring, central heating radiator, built in wardrobes, juliet balcony, dressing room and its very own en suite.

#### Dressing Room 6'10" x 5'11"

Spacious dressing area with a velux window.

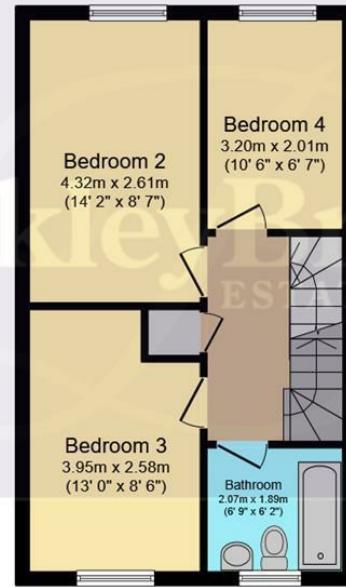
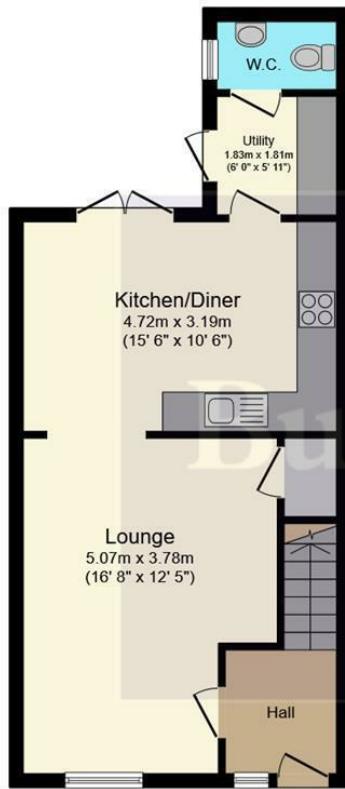
#### En suite 8'3" x 5'10"

Three piece suite including a hand wash basin, low flush WC and a shower. Fitted with a velux window.

#### Outside

Low maintenance frontage with steps leading up to the front door, private driveway and a single garage for additional parking. The rear garden provides an enclosed space to enjoy all year round with an artificial lawn and both patio and decked seating areas with fence surround.





Floor area 45.9 sq.m. (494 sq.ft.)

Floor area 40.3 sq.m. (433 sq.ft.)

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Total floor area: 126.4 sq.m. (1,360 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)	A		94
(81-80)	B		85
(69-60)	C		
(55-48)	D		
(39-34)	E		
(21-20)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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