

Furnace Hill Road, Clay Cross.

£225,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

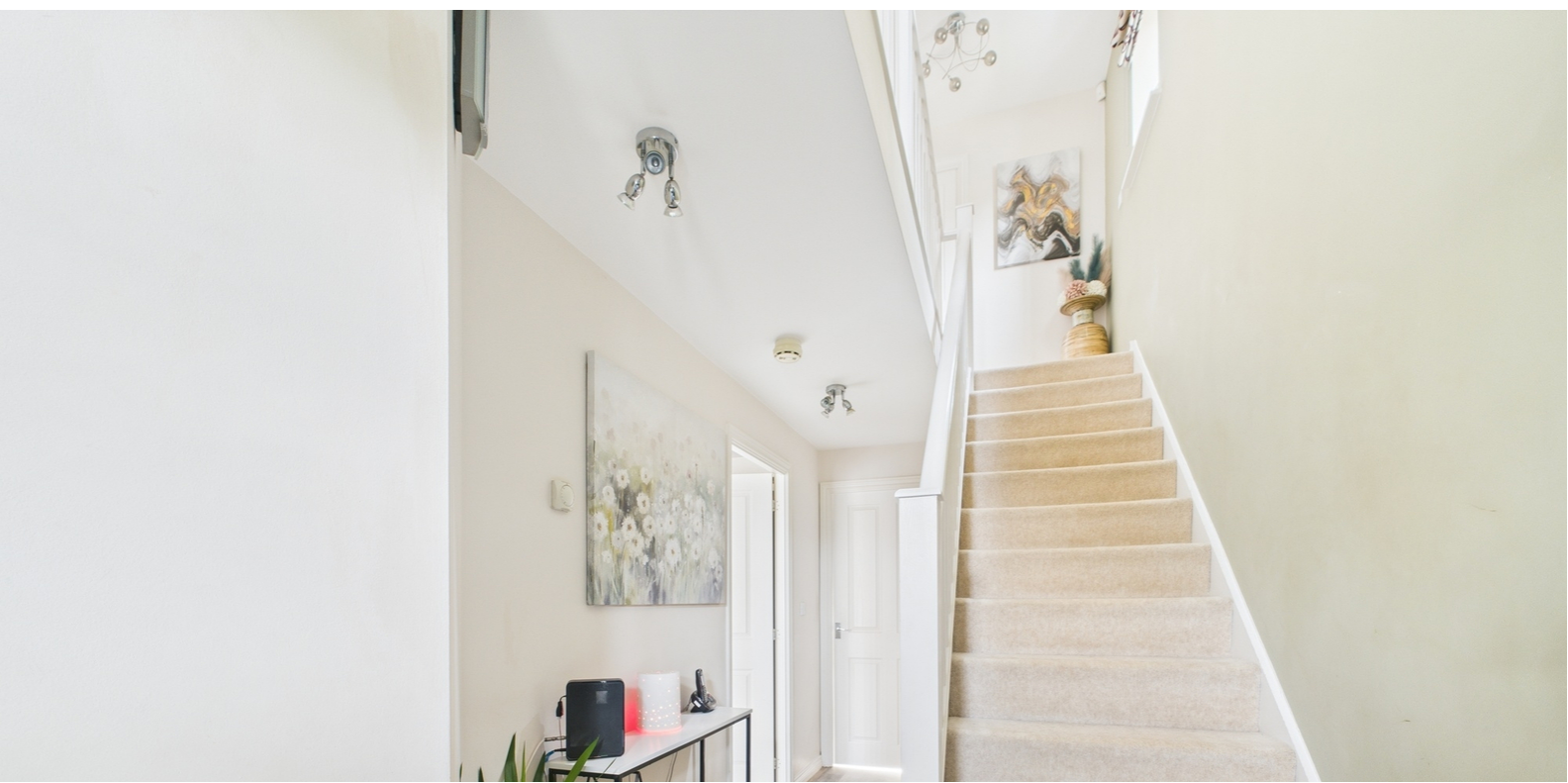
Derbyshire Properties are delighted to present this modern four bedroom end townhouse in Clay Cross. Wonderfully positioned for access to a host of local amenities and the M1, the property is a fantastic family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, WC and Living/Dining Space to the ground floor with two double Bedrooms and family Bathroom to first floor and a further two double Bedrooms and En Suite to the second floor.

Externally, the property boasts Garage with dual access to front and rear elevation as well as rear garden boasting entertaining patio accessed via French doors from the house and further area laid with artificial turf perfect for relaxing. The garden is bordered and secured by a combination of timber fencing and brick walls ensuring privacy.

FEATURES

- Ideal for access to M1 and Chesterfield
- Walking distance to local amenities
- Great First Time Buy
- Garage and Parking To Rear
- Ideal Family Home



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator and doorways to; Kitchen, WC and Living Dining space. Carpeted stairs rise to first floor.

Kitchen

15' 11" x 6' 1" (4.85m x 1.85m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate a range of appliances including; Gas oven, gas hob with accompanying extractor hood, dishwasher and inset sink/drainage unit. Tiled flooring runs throughout whilst tiled splashback covers the work surfaces. Wall mounted radiator and double glazed window to front elevation completes the space.

Living Room

14' 4" x 12' 9" (4.37m x 3.89m) With double glazed French doors accessing rear enclosed garden, wood effect flooring and wall mounted radiator.

Downstairs WC

Featuring corner handwash basin and low level WC with mini wall mounted radiator and double glazed obscured window to side elevation.

First Floor

Landing

Accessing Bedrooms two and four as well as the family Bathroom with double glazed windows to side and front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

12' 8" x 12' 2" (3.86m x 3.71m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

10' 11" x 6' 2" (3.33m x 1.88m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

6' 7" x 6' 1" (2.01m x 1.85m) A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled splashback covers the units whilst vinyl flooring, mini wall mounted radiator and ceiling fitted extractor unit complete the space.

Second Floor

Bedroom One

15' 0" x 10' 10" (4.57m x 3.30m) Featuring a range of full length fitted wardrobes housing a range of storage space and hanging capacity. Bedroom One has double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

7' 4" x 3' 10" (2.24m x 1.17m) A three piece suite comprising; Double shower cubicle, pedestal handwash basin and low level WC. Tiled splashback covers the units whilst mini wall mounted radiator and ceiling fitted extractor unit completes the space.

Bedroom Four

11' 7" x 9' 2" (3.53m x 2.79m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Bedroom Three also houses fitted wardrobe space with hanging/storage capacity.

Outside

Externally, the property boasts Garage with dual access to front and rear elevation and off street parking for multiple vehicles as well as rear garden boasting entertaining patio accessed via French doors from the house and further area laid with artificial turf making it perfect for relaxing. The garden is bordered and secured by a combination of timber fencing and brick walls ensuring privacy. Outside tap is located to front elevation.

Council Tax

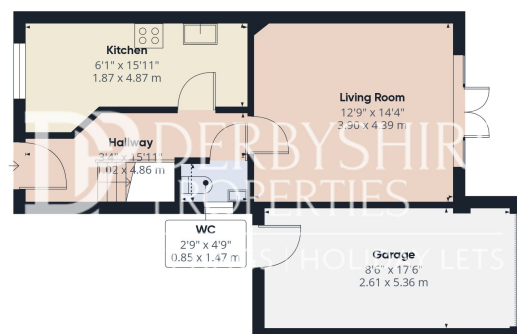
We understand that the property currently falls within council tax band C, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

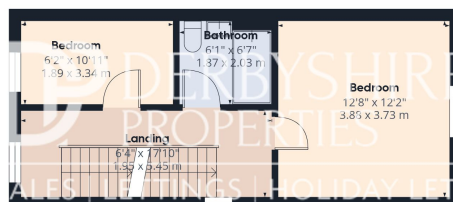
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



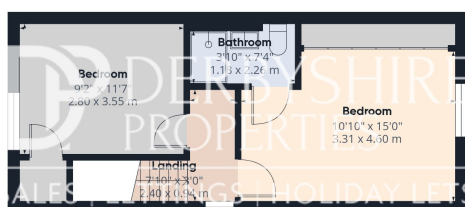
FLOORPLAN & EPC



Ground Floor



Floor 1



Floor 2

Approximate total area^m1230.42 ft²114.31 m²

Reduced headroom

1.95 ft²0.18 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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