

Hetton Drive, Clay Cross.

£175,000

FOR SALE



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PROPERTIES
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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom end town house on much sought after residential estate. The property boasts off road parking and Garage whilst being ideally located for access to Chesterfield and M1. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Kitchen & Lounge/Dining Area to the ground floor with three Bedrooms, family Bathroom and further En Suite situated to the first floor.

Externally, the property benefits from off street parking for one vehicle plus garage which provides further parking/storage capacity. The rear enclosed garden is a fantastic space including sizeable patio and further artificial turf with raised timber planters to its borders ensuring a perfect space to host or relax. Timber fencing secures the area making it ideal for those with pets and young children.

FEATURES

- Perfect First Home
- Ideal For Young Families
- Rear Enclosed Garden
- Perfect For Access to A38 & M1
- Off Street Parking & Garage To Rear



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, mini wall mounted radiator and doorways to;

Downstairs WC

Kitchen

3.23m x 2.62m (10' 7" x 8' 7") Featuring a range of base cupboards and eye level units with wood effect worktops over and a range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood and stainless steel inset sink. There is undercounter plumbing for washing machine and dishwasher. Wood effect flooring, wall mounted radiator and double glazed window to front elevation complete the space.

Living Room

4.15m x 3.83m (13' 7" x 12' 7") With double glazed window to rear elevation, double glazed French doors accessing rear enclosed garden, wood effect flooring and two wall mounted radiators. Fitted cupboard provides valuable storage.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom.

Bedroom One

3.58m x 2.79m (11' 9" x 9' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring,.

En-Suite

1.98m x 1.33m (6' 6" x 4' 4") A stylish three piece suite including; Shower cubicle, pedestal handwash basin and low level WC.

Bedroom Two

2.97m x 2.73m (9' 9" x 8' 11") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring,.

Bedroom Three

1.97m x 1.97m (6' 6" x 6' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring,.

Bathroom

1.94m x 1.91m (6' 4" x 6' 3") stylish three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC.

Outside

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Council Tax

We understand that the property currently falls within council tax band B, 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

