



**Woodside Place, Clay Cross Chesterfield S45 9PW**

**welcome to**

## **Woodside Place, Clay Cross Chesterfield**

A spacious, flexible home with a bright lounge, large kitchen/diner, study and ground-floor bedroom. Three further bedrooms and a family bathroom sit upstairs. The rear garden offers private outdoor space, creating a home that's ideal for modern family living.

### **Hall**

The home opens into a welcoming hall that sets the tone for the ground floor, offering a natural flow into the main living spaces.

### **Study**

A versatile study sits just off the hall — an ideal spot for home working, quiet reading, or a dedicated hobby room. Its proportions make it comfortable without overwhelming the layout.

### **Lounge**

The lounge is a bright, inviting space with generous dimensions, perfect for relaxing evenings or family time. Its position creates a cosy retreat away from the busier kitchen/dining area.

### **Kitchen / Dining Room**

The kitchen/dining room sits at the rear of the property, offering an impressive sense of openness. There's ample room for cooking, dining, and gathering, with space for a family table and direct access to the garden for easy indoor-outdoor living.

### **Bedroom Four**

A well-proportioned bedroom four sits on the ground floor, ideal for guests, multi-generational living, or a second workspace. Its flexibility adds real value to the layout.

### **Stairs / Landing**

The stairs and landing rise from the hall and open onto a bright first-floor landing that connects the three upstairs bedrooms and the bathroom, giving a calm, airy feel.

### **Bedroom One**

A generous bedroom one sits to the front, offering excellent floor space for a double bed and

additional furniture. It's a comfortable, restful main bedroom.

### **Bedroom Two**

Bedroom two is another well-balanced double, ideal for children, guests, or a stylish dressing room. Its proportions make it easy to furnish.

### **Bedroom Three**

A neatly arranged bedroom three completes the first floor — perfect as a child's room, nursery, or compact office.

### **Bathroom**

The bathroom serves the first floor, offering a clean, practical layout creating a comfortable family setup.

### **Rear Garden**

The rear garden provides a private outdoor space ideal for relaxing, entertaining, or family time. With direct access from the kitchen/dining room, it becomes a natural extension of the home's social spaces.

### **Parking To The Rear**

Parking to the rear of the property allows space for two vehicles with allocated parking spots.





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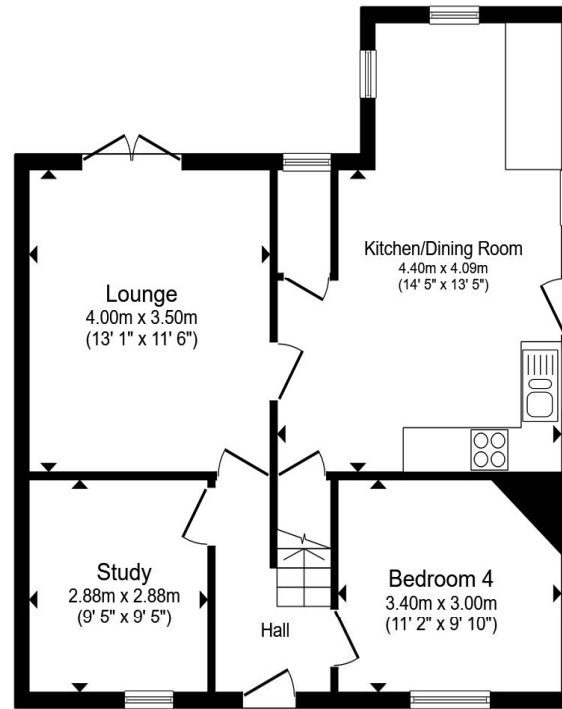
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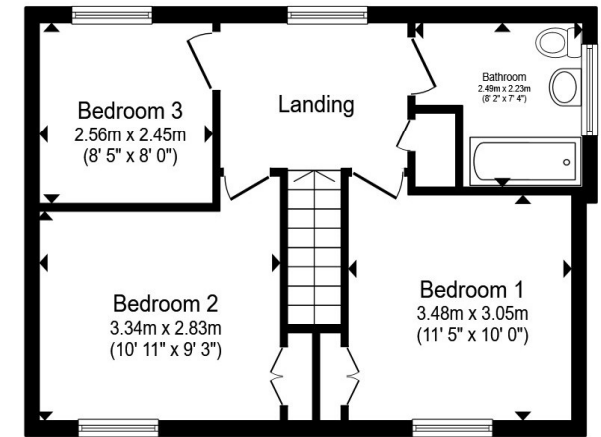
- Council Tax Band - A
- Ground-Floor Bedroom
- Spacious Kitchen/Drining Room
- Three First-Floor Bedrooms
- Modern Family Bathroom

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£170,000**



**Ground Floor**



**First Floor**

Total floor area 104.1 m<sup>2</sup> (1,121 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)