



Egstow Street, Clay Cross Chesterfield S45 9NJ

welcome to

Egstow Street, Clay Cross Chesterfield

A well presented detached bungalow benefitting from two double bedrooms, a modern breakfast kitchen, well-appointed shower room, inviting living room and underfloor heating throughout. The property features a driveway for two vehicles and a well-maintained rear garden.

Kitchen

Double glazed exterior door opens into a welcoming breakfast kitchen. The kitchen benefits from a range of wall, base and drawer units with shaker style cabinet doors, which are complimented by expanses of wood effect worktops incorporating a stainless steel sink and drainer unit set beneath a double glazed window overlooking the property's frontage. The kitchen features an integral electric oven with hob, extractor and fitted glass splash-back above, while space is provided for a free-standing washing machine and fridge/freezer. Space is also provided for a dining table. With laminate flooring, open sight lines to the inner hall and door to:

Living Room

A bright and inviting space, well-lit by double glazed French doors leading to the garden. The living room benefits from laminate flooring and underfloor heating.

Inner Hall

Laid with laminate flooring and with doors to:

Bedroom One

A generous double bedroom with fitted carpet and a double glazed window to the rear.

Bedroom Two

A second comfortable double, ideal for visiting guests, also featuring fitted carpet and having double glazed window to the front elevation.

Shower Room

Fitted with a corner walk-in shower cubicle with mains powered shower and chrome fittings. The space also features a vanity hand-wash basin and low level WC. With laminate flooring, chrome heated towel rail and frosted double glazed window to the

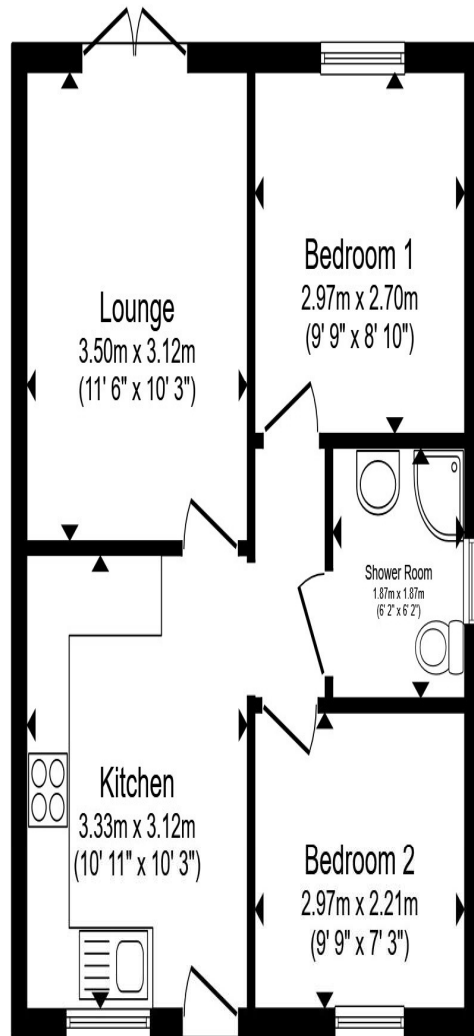
side elevation.

Outside

The property features a block paved driveway to the front elevation providing parking for two vehicles. Gated side access leads to a well-maintained garden with patio area for al-fresco dining, artificial lawn and storage shed.

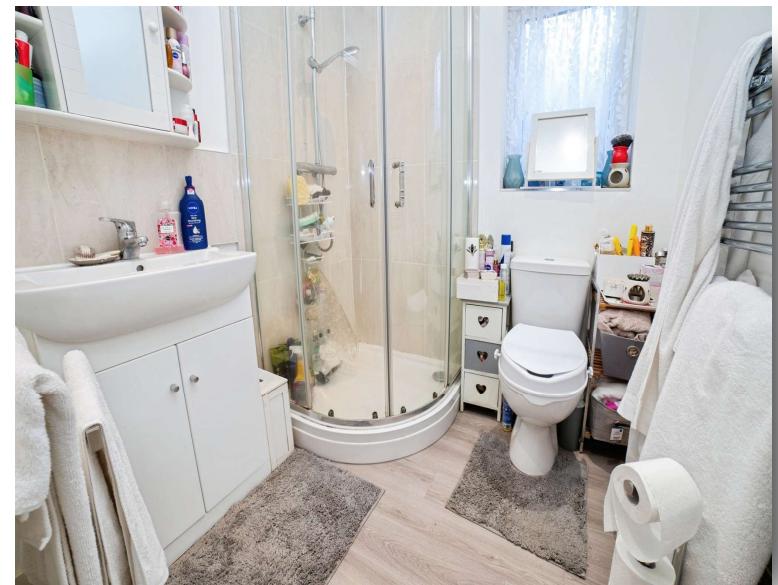
Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 43.2 m² (465 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



welcome to
Egstow Street,
Clay Cross Chesterfield

- Council Tax Band B
- **Guide Price £200,000 - £210,000**
- Two Double Bedrooms
- Well Appointed Kitchen
- Underfloor Heating Throughout

Tenure: Freehold EPC Rating: B
Council Tax Band: B

guide price
£200,000



view this property online williamhbrown.co.uk/Property/CSF104975



Property Ref:
CSF104975 - 0008

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