





Woodside Place,Clay Cross Chesterfield S45 9PW

william h brown

welcome to

Woodside Place, Clay Cross Chesterfield

A spacious, flexible home with a bright lounge, large kitchen/diner, study and third reception room. Three 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 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.

Reception Room Three
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.

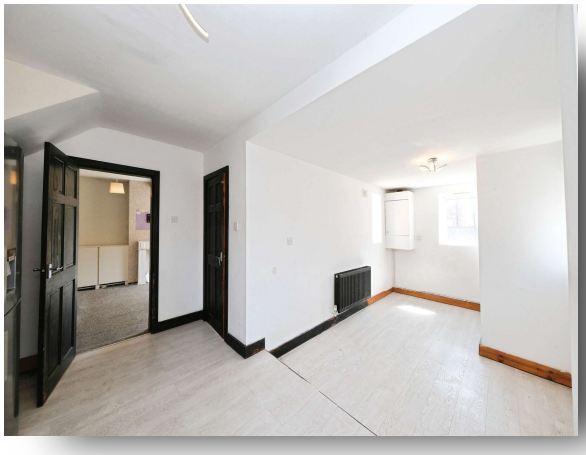
Rear Garden
The rear garden provides a private outdoor space ideal for relaxing, entertaining, or family time. With direct access from the kitchen/dining room, it becomes a natural extension of the home's social spaces.

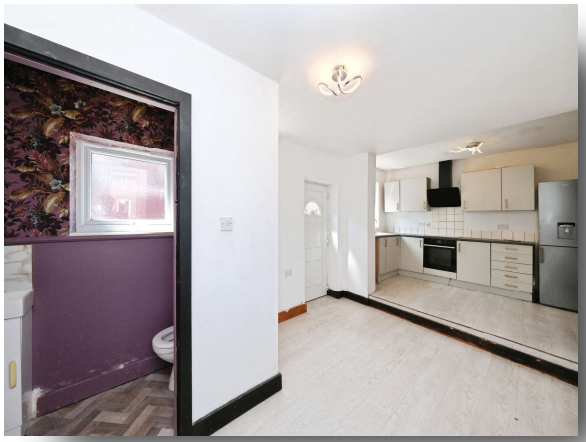
Parking To The Rear
Parking to the rear of the property allows space for two vehicles with allocated parking spots.

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.









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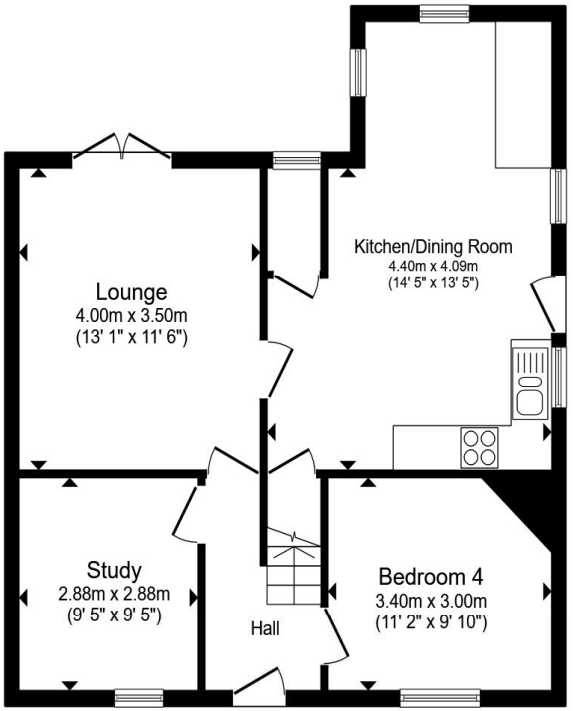
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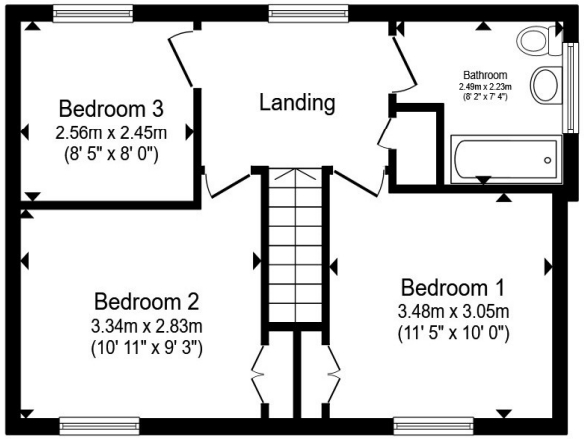
- Council Tax Band - A
- Flexible accommodation
- Spacious Kitchen/Drining Room
- Three First-Floor Bedrooms
- Three reception rooms, potential use as bedrooms

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

£170,000



Ground Floor



First Floor

Total floor area 104.1 m² (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

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The Property Ombudsman

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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