



**Worcester Close
Clay Cross
Chesterfield
Derbyshire
S45**

Offers in Excess of £305,000

bettermove

Worcester Close Chesterfield

Bettermove are proud to present this 5 bedroom detached house in Clay Cross.

The property benefits from double glazing, gas central heating throughout and has off street parking available via garage and driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 5 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Clay Cross, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Chesterfield train station, a variety of bus routes and quick access to A61.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



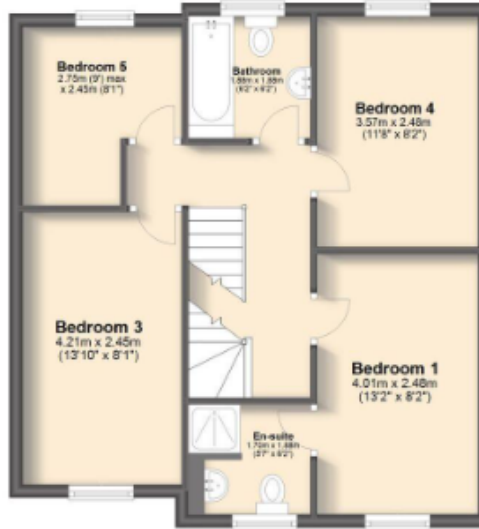
Ground Floor

Approx. 60.5 sq. metres (650.7 sq. feet)



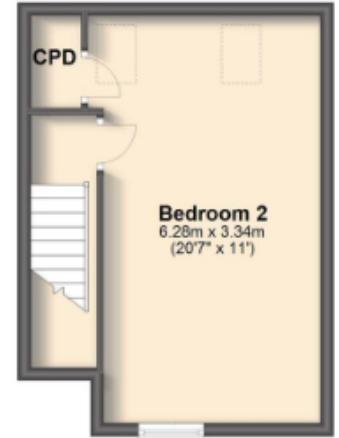
First Floor

Approx. 52.2 sq. metres (562.4 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 139.8 sq. metres (1504.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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