



**Hetton Drive, Clay Cross Chesterfield S45 9TG**



**welcome to**

## **Hetton Drive, Clay Cross Chesterfield**

A modern, low-maintenance home offering a bright lounge/diner, a practical kitchen, three well-proportioned bedrooms including an en-suite main, and a tidy rear garden with artificial lawn and storage space. Well planned throughout, it's an easy, flexible space ideal for everyday family living.

### **Hall**

The moment you step inside, the hall gives a welcoming first impression — a practical space that naturally guides you into the heart of the home. There's room for coats and shoes without feeling cramped, and it sets a calm, organised tone for the rest of the property.

### **Downstairs W/C**

Tucked neatly off the hall, the downstairs W/C is ideal for guests and keeps the practicalities of family life running smoothly.

### **Kitchen**

Positioned at the front, the kitchen is compact yet well planned, with enough room for a small breakfast table or coffee perch. It's a bright, sociable spot to start the day, with everything within easy reach.

### **Lounge/ Diner**

Opening out across the rear of the house, this is the main living hub, a generous, open-plan space that easily zones into cosy seating and a dining area. With its broad proportions, it's the kind of room that adapts effortlessly to everyday life: relaxed evenings, family meals, or entertaining friends. The connection to the garden via the double - glazed patio doors add a lovely sense of natural light and flow.

### **Landing**

A central carpeted, easy flowing space that connects the bedrooms without feeling tight, giving the upper floor a sense of openness.

### **Bedroom 1**

A comfortable double room with balanced proportions, perfect as the main bedroom. Its en-suite adds a touch of privacy and convenience, making it feel like a self-contained retreat at the end of the day.

### **En-Suite**

Compact but well designed, offering a shower, basin and toilet. It's a practical addition that elevates the main bedroom and helps keep busy mornings running without queues.

### **Bedroom 2**

Another well sized double, ideal for guests, older children, or even a generous home office. Its shape makes furnishing straightforward, and it feels bright and versatile.

### **Bedroom 3**

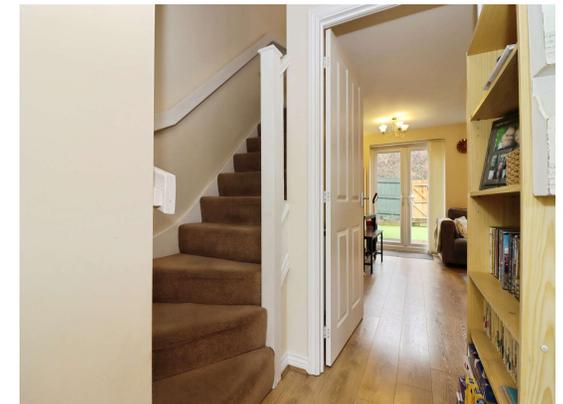
A more compact third bedroom that works beautifully as a nursery, child's room, or dedicated workspace. Its position off the landing keeps it quiet and tucked away.

### **Bathroom**

Serving bedrooms two and three, the main bathroom offers a clean, simple layout with space for a bath — perfect for families or for unwinding in the evening.

### **Rear Garden**

The rear garden feels like a clean, easy-care space with an artificial lawn that stays neat year-round. There's plenty of room for children to play, and the fenced boundary gives a good sense of privacy with mature trees beyond adding a natural backdrop.





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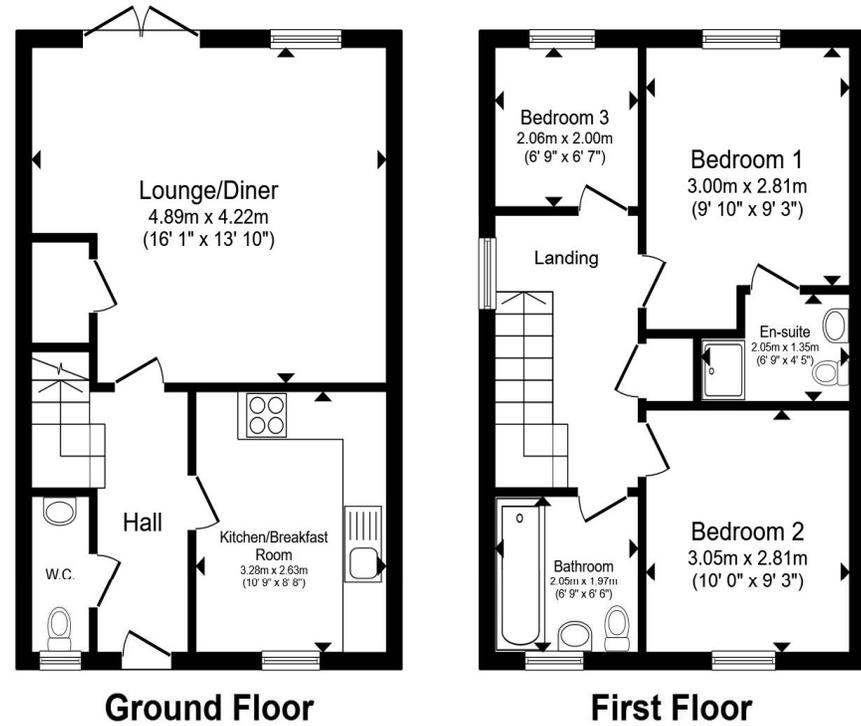
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## Hetton Drive, Clay Cross Chesterfield

- Council Tax Band - B
- Semi - Detached
- Three Bedroom
- Allocated Garage
- En-Suite

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

**£175,000**



Total floor area 74.3 m<sup>2</sup> (800 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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