

**High Street, Clay Cross, Chesterfield, Derbyshire S45 9DX**

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**£450,000**

**PINEWOOD**



# High Street Clay Cross Chesterfield Derbyshire S45 9DX

£450,000

3 bedrooms  
2 bathrooms  
1 reception

- SECLUDED QUIET CUL DE SAC LOCATION
- LOCATED IN THE HEART OF THE TOWN OF CLAY CROSS
  - SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- 1 1/2 DETACHED GARAGE AND DRIVEWAY PARKING FOR UP TO FIVE CARS
  - APPROX 2.5 YEARS BUILDERS WARRANTY REMAINING
    - GARDEN ROOM TO REAR
      - UTILITY ROOM
- STUNNING WELL EQUIPPED KITCHEN DINER WITH INTEGRATED APPLIANCES
- ENSUITE SHOWER ROOM AND DRESSING AREA TO BEDROOM ONE
  - PLEASANT PRIVATE GARDENS TO THREE SIDES



**\*\*SECLUDED CUL DE SAC LOCATION\*\*GARDENS TO THREE SIDES\*\*DRIVEWAY PARKING UP TO FIVE CARS AND SINGLE 1 1/2 SIZED GARAGE\*\***

**SIMPLY STUNNING.....**This is a **STUNNING THREE BED DETACHED** bungalow situated on a generous plot in the heart of the town of Clay Cross, on a quiet secluded cul de sac within walking distance of all the amenities this thriving town offers. Close to a bus route, major commuting routes and access to the M1 motorway and Peak District. The property was built in 2016 and has been lovingly cared for, extended and upgraded. The property is entered into the welcoming hallway, with access to double bedroom two, single bedroom three, modern bathroom with white suite with shower over bath, double bedroom one with dressing area, with built in wardrobe, ensuite shower room, stunning kitchen diner with a whole host of integrated appliances including five ring electric hob, extractor, built in oven, microwave and two wine coolers, with space for an American fridge freezer and dining table. The utility room has a continuation of the kitchen cupboards with space/plumbing for a washing machine and built in storage, the current owners have extended to include the calm and serene garden room. To the front is driveway parking for up to five cars, access into the larger than average detached garage and gated access to the private well kept gardens on all three sides which include patio seating area, level lawn and shed. uPVC Double Glazing and Gas Central Heating.

**\*\*VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### **ENTRANCE HALL**

Having a security intercom system fitted, a security alarm for the property and three central heating radiators along with spot lights to the ceiling. All rooms in the property can be accessed from here with neutral carpet and composite entrance door.

#### **LOUNGE**

**17'8" x 12'3" (5.40m x 3.75m)**

Having a upvc double glazed window over looking the garden, two central heating radiators, telephone point, television aerial point and double oak and glass doors leading into the kitchen diner, neutral carpet, painted decor with a feature wallpaper to one wall and feature fireplace.

#### **KITCHEN DINER**

**11'4" x 16'1" (3.47m x 4.92m)**

Being fitted with a range of soft closing wall and base units and drawers in high gloss slate grey with complimentary easy clean work surfaces into which is fitted a 1½ bowl sink unit with chrome mixer tap. The integrated appliances are as follows: AEG electric oven, AEG microwave, Lamona Dishwasher, 5 ring induction hob with extractor over, two wine coolers, fridge and freezer. There are double upvc doors leading out from the dining area to the garden room, with two electric velux windows and a upvc double glazed window over looking the side of the property. Having spot lights to the ceiling, two central heating radiators and grey laminate flooring

#### **UTILITY ROOM**

**12'10" x 4'11" (3.92m x 1.51m)**

Being fitted in the same style units as the kitchen there is a stainless steel sink unit with chrome mixer tap inset into the same complimentary work surfaces. The Ideal combination boiler is mounted to the wall. There is space/plumbing for a washing machine, a upvc double glazed window to the rear along with a upvc double glazed door leading to the rear. The flooring is grey laminate which continues from the kitchen and there are spot lights to the ceiling, storage cupboard and a central heating radiator.

#### **BEDROOM ONE**

**15'0" x 9'10" (4.57m x 3.00m)**

Having a upvc double glazed window viewing to the front of the property, a central heating radiator, telephone point and television aerial point, painted decor with a feature wallpaper to one wall and neutral carpet, leading to the dressing rea with built in wardrobes, and ensuite shower room.

#### **ENSUITE**

**5'0" x 6'8" (1.54 x 2.05)**

The contemporary fully tiled shower room has a white three piece suite comprising a corner shower cubicle with chrome rain head shower, low flush w c and an inset ceramic sink with chrome mixer tap, laminated worktop inset spotlights, extractor and radiator.

#### **DRESSING AREA**

**4'10" x 4'0" (1.48m x 1.23m)**

Accessed off bedroom one with space for a dressing table and built in wardrobes.

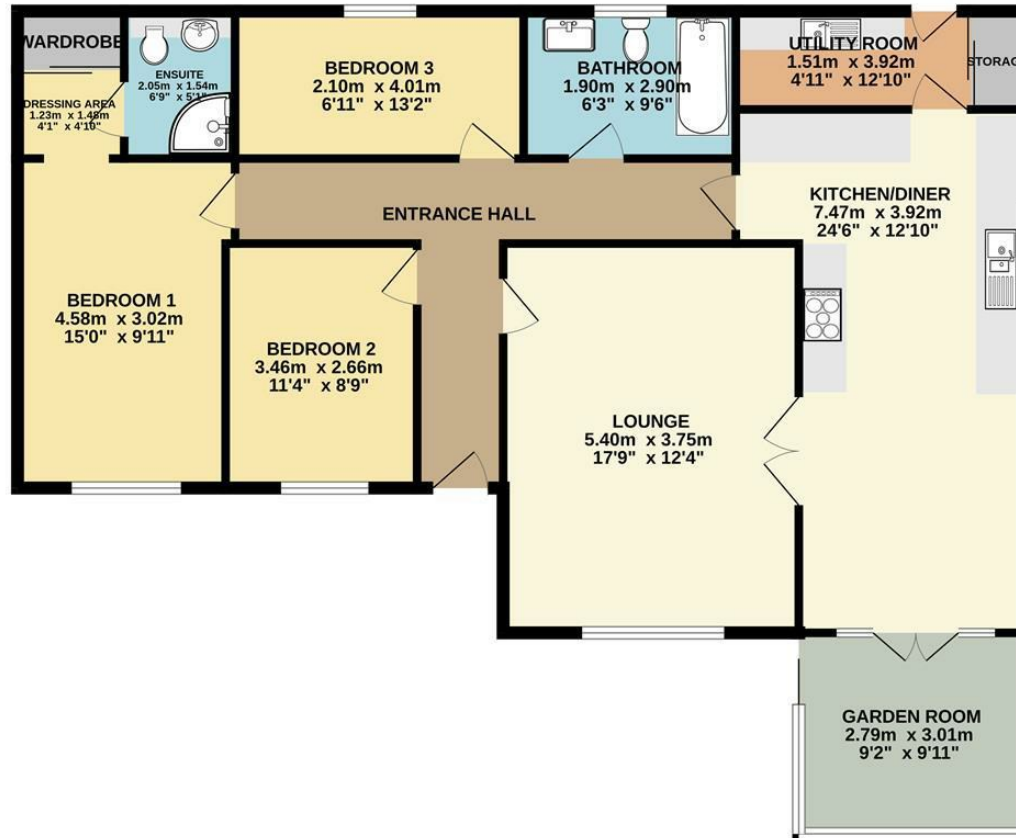
#### **BEDROOM TWO**

**11'4" x 8'8" (3.46m x 2.66m)**

Having a upvc double glazed window viewing to the front of the property, a central heating radiator, telephone point, television aerial point, painted decor with a feature wallpaper to one wall, neutral carpet and access to the loft.



GROUND FLOOR  
116.0 sq.m. (1248 sq.ft.) approx.



TOTAL FLOOR AREA: 116.0 sq.m. (1248 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BEDROOM THREE**

13'1" x 6'10" (4.01m x 2.10m)

A upvc double glazed window views to the rear, there is also a central heating radiator, telephone point and television aerial point, painted decor and neutral carpet.

**FAMILY BATHROOM**

9'6" x 6'2" (2.90m x 1.90m)

Fully tiled and fitted with a white suite comprising of a bath with chrome mixer tap, low flush toilet and ceramic wash basin with chrome mixer tap set into a white gloss vanity unit. There is a heated chrome towel rail, spot lights to the ceiling and a upvc double glazed window with obscure glass.

**OUTSIDE**

To the front of the property there is block paving and a tarmac driveway for up to five cars, leading to the detached 1 1/2 size garage. The stone flagged path is gated and leads around the property and to the enclosed pleasant lawned gardens and patio areas with shed, gardens to three sides and outside tap.

**GENERAL INFORMATION**

- Tenure: Freehold
- Gas central heating
- EPC - B
- uPVC double glazed windows
- Gross internal floor area 1248.00 sq ft / 116.00 sq m
- Council Tax Band
- CCTV - External security lighting
- House Alarm
- 6' x 5' Shed included in the sale
- Loft - partially boarded, power and lighting, ladders

**GARAGE**

18'2" x 10'10" (5.54m x 3.31m)

This is a 1 1/2 size detached garage with up and over door, lighting and power, four power sockets and an external power socket to the rear.

**DISCLAIMER**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

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