



Tupton Road, Clay Cross, Chesterfield, Derbyshire S45 9FL

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£325,000

PINWOOD



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£325,000

**4 bedrooms
3 bathrooms
1 reception**

- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS
 - DOWNSTAIRS W.C./CLOAKROOM/UTILITY CUPBOARD
 - ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- TWO MODERN FAMILY BATHROOMS - 1ST FLOOR AND 2ND FLOOR
 - STUDY - MULTI USE ROOM

▪ POPULAR RESIDENTIAL ESTATE - CLOSE TO ALL THE AMENITIES CLAY CROSS OFFERS

▪ CLOSE TO A MAIN COMMUTER ROUTE TO ALFRETON, DERBY, CHESTERFIELD, DRONFIELD AND SHEFFIELD

- BUILT IN 2022 - APPROX 8 YEARS BUILDERS WARRANTY REMAINING
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND D
- OVERLOOKING GREEN AREA - FULLY ENCLOSED REAR LANDSCAPED GARDEN WITH DECKED SEATING AREA



LUXURY FAMILY HOME...Pinewood Properties are excited to offer this luxury deceptively spacious and well presented PARIS style FAMILY HOME built in 2022 benefitting from the remaining 8 years NHBC builders warranty. Situated on a corner plot overlooking a green area this deceptively spacious FOUR DOUBLE BED, three floor family home has it all!

Situated the south side of Chesterfield in the popular town of Clay Cross, which has all its own various amenities including two supermarkets, branded shops, independent shops, well regarded schools, florists, hairdressers, pubs, new leisure centre (currently being built), restaurants and much more. Also being ideally situated for access to the towns of Alfreton, Chesterfield and M1 junction 29. The Peak District National Park and Ogston Reservoir are just a short drive away. With its own Bus station and great commuter links.

The downstairs comprises a stylish well equipped kitchen diner with useful utility cupboard and various integrated appliances, separate lounge and downstairs w.c/cloakroom. To the first floor is bedroom four, the study-multi use room, one of the family bathrooms and the principal bedroom with built in wardrobes and contemporary en suite shower room. To the second floor is bedroom two, bedroom three and a further family bathroom. To the side is driveway parking for two cars and single garage. To the rear is a fully enclosed and landscaped family sized garden with lawn, patio and decked seating area, perfect for entertaining family and friends. uPVC Double Glazing and Gas Central Heating (Combi Boiler)

****VIDEO TOUR - TAKE A LOOK AROUND****

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!****

ENTRANCE HALL/STAIRS/LANDINGS

the property is entered through the composite door into the welcoming hallway with plenty of space for coats and shoes, with painted décor, wood effect vinyl flooring, radiator, stairs rise to the first floor landing. The first floor landing has carpet, painted décor and radiator, further stairs rise to the second floor landing having carpet, uPVC port hole window and loft access.

GROUND FLOOR W.C./CLOAKROOM

5'8" x 3'3" (1.75 x 1.00)

The ground floor w.c/cloakroom has a white two piece suite comprising a low flush w.c and a pedestal hand basin with chrome mixer tap and tiled splashback, radiator, wood effect vinyl flooring, painted décor and extractor.

KITCHEN DINER

17'1" x 8'10" (5.21 x 2.71)

The superb well equipped and appointed kitchen diner has a great range of pale grey soft close drawers, wall and base units with a complementary laminated worktop and splashbacks incorporating a stainless sink with chrome mixer tap. Integrated appliances include dishwasher, fridge, freezer, six ring gas hob, extractor, oven and separate grill. With wood effect vinyl flooring, painted décor, radiator, uPVC window and uPVC doors that lead out to the rear garden, with plenty of space for a dining table and a useful utility cupboard with space/plumbing for a washing machine and tumble dryer under a laminated worktop.

LOUNGE

17'1" x 10'0" (5.21 x 3.05)

The separate dual aspect lounge is light and airy with three uPVC windows letting in lots of light, carpet, painted décor and radiator.

FAMILY BATHROOM 1ST FLOOR

7'0" x 6'2" (2.15 x 1.88)

This contemporary part tiled bathroom is located on the first floor landing with a white three piece suite comprising a bath with chrome mixer tap, low flush w.c and a pedestal hand basin with chrome mixer tap. With tiled effect vinyl flooring, radiator, painted décor, extractor, uPVC frosted window and inset spotlighting.

BEDROOM ONE

12'1" x 9'11" (3.70 x 2.77)

The principal bedroom is located on the first floor front aspect and has a Juliet balcony with lovely views over the green area, including carpet, painted décor, radiator and built in wardrobes.

ENSUITE

9'1" x 4'6" (2.79 x 1.38)

The luxury part tiled en suite shower room has a walk in shower enclosure, low flush w.c and a pedestal hand basin with chrome mixer tap. With tiled effect vinyl flooring, painted décor, radiator, extractor, inset spotlighting and a uPVC frosted window.

BEDROOM FOUR

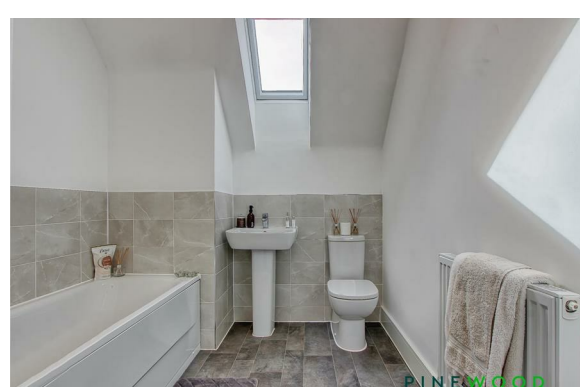
10'0" x 9'11" (3.058 x 3.03)

This is a double bedroom with carpet, painted décor and on trend panelling to the bottom half, radiator and uPVC window.

STUDY - MULTI USE ROOM

7'0" x 6'10" (2.14 x 2.10)

This multi use dual aspect room is currently being used for a study but could easily be used for a nursery, playroom etc, with carpet, painted décor, radiator and two uPVC windows.

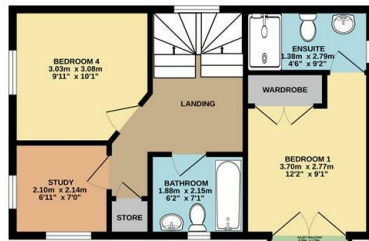


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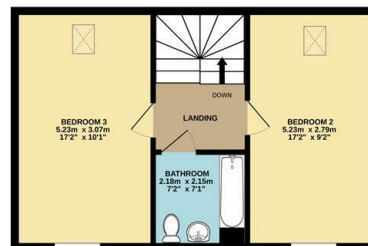
GROUND FLOOR
40.9 sq.m. (441 sq.ft.) approx.



1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



2ND FLOOR
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 123.0 sq.m. (1324 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 TWO
17'1" x 9'1" (5.23 x 2.79)

This is a double bedroom located on the second floor has carpet, painted décor, radiator, uPVC window and uPVC skylight.

BEDROOM THREE
17'1" x 10'0" (5.23 x 3.07)

This is a double bedroom is also located on the second floor and has carpet, painted décor, radiator and two uPVC skylights.

FAMILY BATHROOM - 2ND FLOOR
7'1" x 7'0" (2.18 x 2.15)

This modern family bathroom situated off the second floor landing has a white three piece suite with bath and chrome mixer tap. low flush w.c and a pedestal hand basin with chrome mixer tap. To the floor is a tiled effect vinyl and the walls are part tiled and part painted décor, radiator, extractor, uPVC skylight and inset spotlighting.

SINGLE GARAGE
20'0" x 10'5" (6.10 x 3.20)

The single garage has up and over door, eaves storage, lighting and power.

OUTSIDE

To the side of the property is driveway parking for two cars, access into the single garage and gated access into the rear garden. To the front are views across the green area and to the rear is a landscaped and fully enclosed pleasant garden with lawn, patio and decked seating area. Perfect for entertaining!

GENERAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC Rating: B
Total Floor Area: 1324.00 sq ft / 123.00 sq m
Gas Central Heating: Combi Boiler
uPVC Double Glazing
Loft

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.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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