

Bridge Street, Clay Cross, Chesterfield, Derbyshire S45 9TT

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Offers Over £190,000 PINEWOOD



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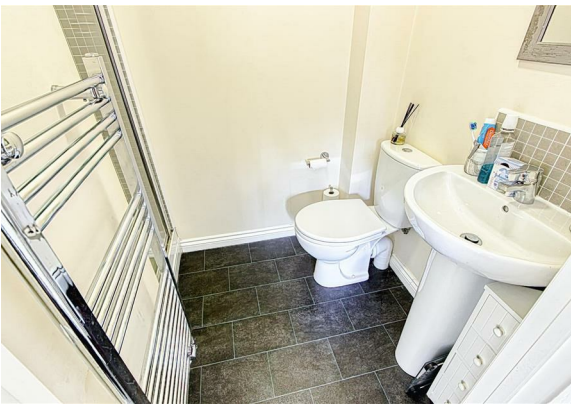


Offers Over £190,000

**3 bedrooms
2 bathrooms
1 receptions**

- GENEROUS PLOT - LAND TO SIDE - IDEAL OFF ROAD PARKING - DROP KERB AND ROOM FOR A PREFAB GARAGE
- ENCLOSED SOUTH FACING LANDSCAPED GARDEN WITH PATIO, LAWN AND SHED
- LOUNGE DINER WITH FEATURE FIREPLACE
- RECENTLY FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR, FRIDGE, FREEZER AND SPACE/PLUMBING FOR A WASHING MACHINE
- GROUND FLOOR WC - ENSUITE SHOWER ROOM - FAMILY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- ACCESS TO THE COMMUNAL CAR PARK TO THE REAR OF THE PROPERTY
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- NEW DECOR AND NEW CARPETS
- ON THE EDGE OF THE TOWN OF CLAY CROSS - CLOSE TO ALL THE AMENITIES
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 AND MAIN COMMUTER A61 ROUTE





FAMILY HOME WITH OFF-ROAD PARKING AND COMMUNAL CAR PARKING - ADDITIONAL LAND TO SIDE WITH DROP KERB AND SPACE FOR A PREFAB GARAGE

SUPERBLY PRESENTED....Pinewood Properties is pleased to present this beautifully maintained three-bedroom semi-detached family home in the highly desirable area of Clay Cross. Ideally located, the property offers easy access to local amenities, as well as excellent transport links to the M1 Motorway, Derby, and Chesterfield.

On the ground floor, the property boasts a welcoming entrance hall, a spacious lounge diner with uPVC French doors leading to the south-facing rear garden, which is fully enclosed and includes a patio area with space for a shed. Additionally, there is a convenient downstairs WC/cloakroom and a well-appointed, recently fitted stylish kitchen with ample space for a bistro table, perfect for casual dining.

The first floor comprises the main bedroom with an ensuite shower room featuring a white suite, a second double bedroom, a single bedroom, and a modern family bathroom with a white suite.

To the side of the property, there is off-road parking for one vehicle, while to the rear, there is allocated parking for one/two cars in the communal car park. The property also benefits from uPVC double glazing and gas central heating (Combi Boiler), ensuring comfort and efficiency throughout.

****VIRTUAL VIDEO TOUR AVAILABLE****

****PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring a composite door, offering excellent security and insulation. The room is complemented by a stylish painted decor, radiator, The wood-effect vinyl flooring adds a contemporary touch, offering durability and easy maintenance. The landing boasts a built-in storage cupboard, carpet, uPVC window floods the area with natural light, while loft access provides additional storage potential. The walls are finished with tasteful painted decor.

GROUND FLOOR WC

6'10" x 3'2" (2.10 x 0.98)

The WC is finished with stylish wood-effect vinyl flooring, offering both practicality and a modern aesthetic. It features a white suite, comprising a low flush WC and a pedestal hand basin with a sleek chrome mixer tap. The room is tastefully decorated with painted walls and includes a radiator for added warmth. A uPVC frosted window ensures privacy while allowing natural light to fill the space.

BREAKFAST KITCHEN

10'8" x 8'7" (3.27 x 2.63)

The property boasts a recently fitted kitchen featuring a stylish range of shaker-style sage green soft-close drawers, wall, and base units, complemented by a durable granite worktop. The kitchen is equipped with a Belfast sink and a sleek chrome mixer tap, as well as modern appliances, including a four-ring induction hob, oven, extractor fan, fridge, freezer, and washing machine. There is also space for a bistro table, perfect for casual dining. The kitchen benefits from wood-effect vinyl flooring, inset spotlights, and a radiator for added comfort. A UPVC window provides natural light, enhancing the bright and airy feel of the space.

LOUNGE DINER

16'0" x 13'11" (4.89 x 4.25)

The lounge diner is a spacious and inviting room, featuring a charming feature fireplace that serves as a central focal point. The room is finished with soft carpet flooring and stylish painted decor, complemented by a feature wallpaper. The space benefits from two radiators for added warmth and comfort. A large uPVC window allows natural light to flood the room, while uPVC French doors open out to the rear garden, offering seamless indoor-outdoor living. Additionally, there is a convenient built-in storage cupboard, providing extra space for storage needs.

BEDROOM ONE

9'10" x 9'2" (3.00 x 2.80)

The double bedroom to the rear elevation is beautifully presented with painted decor and a striking feature wallpaper wall that adds a touch of character. The room is completed with soft carpet flooring and a radiator, ensuring a cosy atmosphere. A large uPVC window provides plenty of natural light, offering a bright and airy feel.

ENSUITE SHOWER ROOM

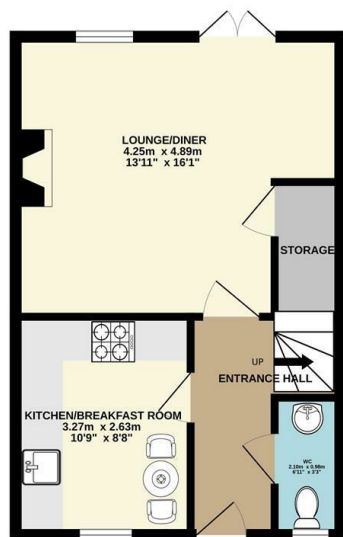
The ensuite shower room is finished with tiled-effect vinyl flooring, offering a modern and easy-to-maintain surface. It features a low flush WC and a pedestal hand basin with a sleek chrome mixer tap. The shower enclosure is equipped with a chrome shower, providing a luxurious showering experience. The walls are partly finished with stylish tiled surrounds and painted decor, creating a balanced and contemporary look. Additional features include a wall-mounted chrome towel radiator, extractor fan, and a practical, stylish design throughout.

BEDROOM TWO

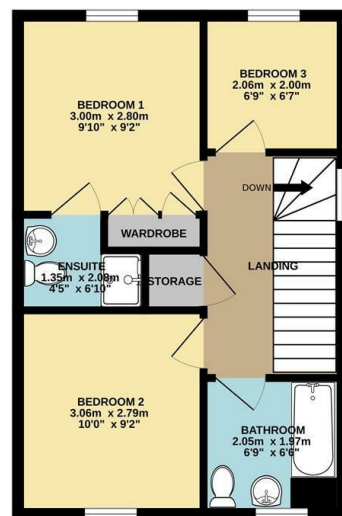
10'0" x 9'1" (3.06 x 2.79)

The double bedroom to the front elevation offers a bright and welcoming space, featuring painted decor and a stylish feature wallpaper wall. The room is finished with soft carpet flooring and a radiator for added comfort. A large uPVC window allows plenty of natural light, enhancing the room's airy and spacious feel.

GROUND FLOOR
36.3 sq.m. (390 sq.ft.) approx.



1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 72.7 sq.m. (783 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

6'9" x 6'6" (2.06 x 2.00)

The single bedroom to the rear elevation is a cosy and well-presented room, featuring painted decor and a stylish feature wallpaper wall. The space is finished with soft carpet flooring and a radiator for added warmth. A uPVC window ensures plenty of natural light, making the room feel bright and inviting.

BATHROOM

6'8" x 6'5" (2.05 x 1.97)

The bathroom is finished with tiled-effect vinyl flooring for a modern, easy-to-maintain finish. The walls are part tiled and part painted, creating a stylish and practical space. It features a low flush WC and a pedestal hand basin with a sleek chrome mixer tap. The room is further enhanced by a wall-mounted chrome towel radiator, providing both warmth and a touch of elegance. A bath with a chrome mixer tap offers a relaxing bathing experience. Additional features include inset spotlights, an extractor fan, and a UPVC frosted window, ensuring both functionality and privacy.

OUTSIDE

To the rear, you'll find a generous, south-facing garden that has been thoughtfully landscaped and is fully enclosed for privacy. The garden features a well-maintained lawn, a decorative rockery, and a patio area, providing an ideal space for outdoor dining and relaxation. There is also space for a shed for additional storage. To the side of the property there is land offering space for parking a vehicle, with convenient gated access to the communal car park to the rear and the allocated parking space.

GENERAL INFORMATION

Tenure: Freehold
Total Floor Area: 783.00 sq ft / 72.7 sq m
Gas Central Heating (Combi Boiler)
Energy Performance Certificate: C
uPVC Double Glazing
Loft: Partially Boarded with Lighting

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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