



Farnsworth Lane, Clay Cross, Chesterfield, Derbyshire S45 9EX

3 2 1 EPC B

£240,000

PINEWOOD



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£240,000

**3 bedrooms
2 bathrooms
1 reception**

- WELL PRESENTED FAMILY HOME - 4 YEARS NHBC WARRANTY REMAINING
 - ENSUITE SHOWER ROOM TO BEDROOM ONE
 - DOWNSTAIRS UTILITY ROOM AND W.C/CLOAKROOM
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- POPULAR RESIDENTIAL ESTATE - CLOSE TO ALL THE LOCAL AMENITIES AND CLAY CROSS TOWN CENTRE
- MODERN BATHROOM WITH SLEEK WHITE SUITE WITH SHOWER OVER BATH
- DRIVEWAY PARKING FOR TWO CARS, ON STREET PARKING IS ALSO AVAILABLE
- CLOSE TO ALL THE LOCAL AMENITIES, CLAY CROSS TOWN CENTRE, MAIN COMMUTER ROUTES AND M1 MOTORWAY
- FULLY ENCLOSED PLEASANT WEST FACING REAR LANDSCAPED GARDEN
- WELL EQUIPPED KITCHEN DINER WITH INTEGRATED APPLIANCES INCLUDING A DOUBLE OVEN, FOUR RING HOB AND EXTRACTOR



IMMACULATE THREE-BEDROOM FAMILY HOME - APPROX 4 YEARS NHBC WARRANTY REMAINING

Pinewood Properties proudly presents this beautifully maintained THREE-BEDROOM SEMI-DETACHED HOME, built in 2018 and offering approx 4 years of NHBC warranty. This spacious and contemporary HOUGHTON design is the ideal family residence.

The ground floor boasts a welcoming entrance hall, a bright and airy lounge with a handy storage cupboard, and a stylish open-plan kitchen diner featuring integrated appliances (dishwasher, four-ring induction hob, double oven and extractor). The kitchen diner flows seamlessly into a versatile living space with access and views of the rear garden. Additional features include a useful utility room and a convenient downstairs W.C./cloakroom.

Upstairs, the property offers a spacious principal bedroom with an ensuite shower room and built-in wardrobes, a generous second double bedroom with a rear aspect, and a third single bedroom perfect for a nursery or home office. The modern family bathroom includes a white suite and a shower over the bath.

Externally, the home benefits from driveway parking for two cars to the side, a well-maintained rear landscaped garden, uPVC double glazing, and gas central heating via a combi boiler.

DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY!

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Entrance Hall, Stairs and Landing

The property is entered through the composite door into the hallway, stairs rise to the first floor landing with loft access.

Lounge

16'0" x 12'1" (4.90 x 3.70)

The lounge boasts elegant laminate flooring, painted décor, a convenient storage cupboard, a modern uPVC window, and a central heating radiator, creating a warm and inviting space.

Kitchen Dining Area

15'5" x 11'1" (4.71 x 3.40)

Step into the open-plan kitchen and dining area, where stylish laminate flooring complements the bright and airy atmosphere. Double uPVC patio doors lead seamlessly to the garden, while a central heating radiator ensures comfort year-round. The kitchen features contemporary light-coloured composite worktops, pristine white splashback tiling, and sleek white cupboards. A built-in four ring induction hob with an extractor fan, a double AEG oven, and an integrated sink add to the kitchen's modern appeal, along with a dishwasher. This well equipped fitted kitchen combines functionality with sophisticated design.

Utility Room

6'9" x 6'8" (2.07 x 2.04)

The utility room offers practicality and convenience, featuring a central heating radiator and ample space for a washer and dryer. Built-in cupboard storage ensures everything stays neatly organized, while a uPVC door provides easy access to the rear garden.

Ground Floor WC

5'6" x 2'3" (1.70 x 0.7)

The WC is fitted with a white modern toilet and a pedestal wash hand basin, complemented by a uPVC window with opaque glass for privacy. A central heating radiator ensures the space remains warm and comfortable.

Master Bedroom

9'10" x 9'8" (3.00 x 2.97)

The master bedroom is a generously proportioned retreat featuring fitted carpets, painted décor and a built-in wardrobe/sore for ample storage. The room benefits from a uPVC window, filling it with natural light.

Bedroom Two

8'10" x 10'2" (2.70 x 3.10)

Bedroom two is a spacious double room, complete with a uPVC window, a central heating radiator. The room is finished with soft fitted carpeting, creating a warm and inviting ambience.

Bedroom Three

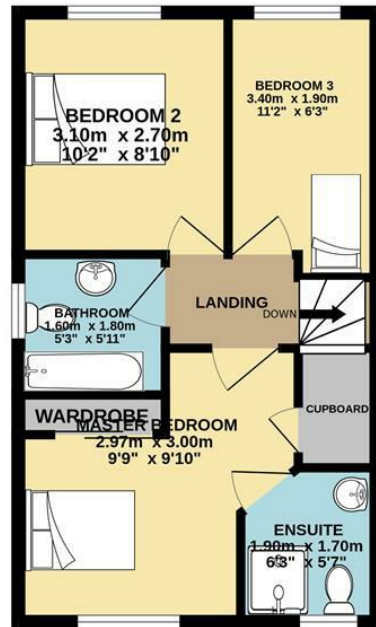
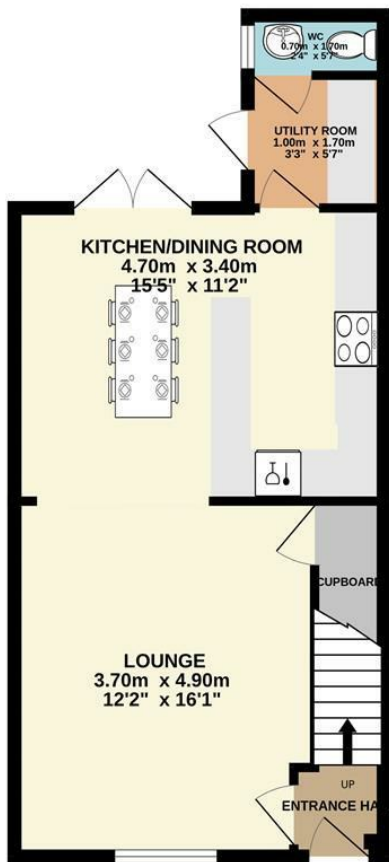
11'1" x 6'2" (3.40 x 1.90)

Bedroom three is a single bedroom being a comfortable space, featuring sleek laminate flooring, a uPVC window that invites natural light, and a central heating radiator to maintain a cosy atmosphere, carpet and painted décor.



GROUND FLOOR
43.6 sq.m. (469 sq.ft.) approx.

FIRST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 79.3 sq.m. (854 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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Bathroom

5'10" x 5'2" (1.80 x 1.60)

The main bathroom is a well-appointed space, featuring a pedestal wash hand basin with a mirror above, a toilet, and a bath complete with an over-bath shower. A uPVC window with opaque glass allows natural light while maintaining privacy. The room is stylishly tiled around the bath, with plastered walls transitioning down to tiling in other areas, complemented by easy-to-maintain laminate flooring. A heated towel rail adds a touch of luxury to this thoughtfully designed bathroom.

Ensuite Shower Room

6'2" x 5'6" (1.90 x 1.70)

The en-suite is a modern addition, featuring a white suite that includes a sleek shower enclosure, a pedestal hand basin with a chrome mixer tap, and a low-flush WC. A PVC window with opaque glass ensures both light and privacy. The room is finished with durable vinyl flooring and a wall-mounted towel radiator, adding both practicality and style to this private sanctuary.

Outside

To the front is a decorative garden, two parking spaces on the drive to the side and gated access to the landscaped rear garden with lawn and patio.

General Information

Gas Central Heating (Combi Boiler)

uPVC Double Glazing

Tenure - Freehold

EPC Rating - B

Gross Internal Floor Area - 854.00 sq ft / 79.3 sq m

Council Tax Band - B

Secondary School Catchment Area - Tupton Hall School

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

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.

PINEWOOD