



Stretton Road, Clay Cross, Chesterfield, Derbyshire S45 9AQ

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£575,000

PINWOOD



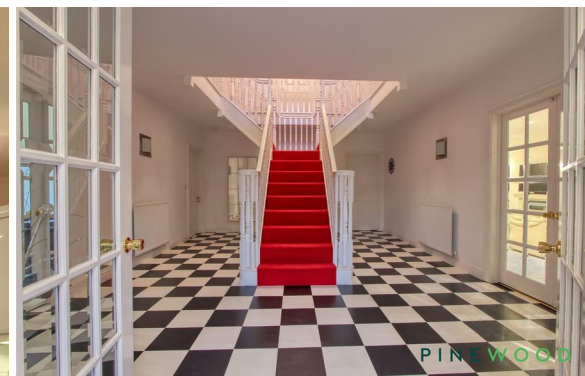


# Stretton Road Clay Cross Chesterfield Derbyshire S45 9AQ

**£575,000**

**5 bedrooms  
3 bathrooms  
4 receptions**

- INDIVIDUALLY STYLED FIVE DOUBLE BED FAMILY RESIDENCE BUILT IN 2004
- SECURE GATED DRIVEWAY FOR SEVERAL CARS - TRIPLE DETACHED GARAGE WITH ELECTRIC DOORS, WORKBENCH. W.C AND ROOM ABOVE - PERFECT ANNEXE
- DUAL ASPECT LOUNGE WITH UPVC DOORS LEADING TO THE CONSERVATORY - PERFECT FOR ENTERTAINING
- LUXURY FAMILY BATHROOM WITH WHITE SUITE, SHOWER ENCLOSURE AND BATH
- ENSUITE AND WALK IN WARDROBE/STUDY TO MASTER BEDROOM - ENSUITE TO BEDROOM TWO
- ALL BEDROOMS HAVE BUILT IN STORAGE OPTIONS
- LUXURY WELL EQUIPPED KITCHEN DINER WITH INTEGRATED APPLIANCES - UTILITY ROOM
  - GROUND FLOOR WC - COAT/SHOE STORAGE ROOM AND ADDITIONAL UNDER STAIRS STORAGE CUPBOARD
- FOUR RECEPTION ROOMS - STUDY/MULTI USE ROOM
- SITUATED OFF A MAIN COMMUTER ROUTE - EASY ACCESS TO THE M1 MOTORWAY AND THE PEAK DISTRICT







**NO CHAIN** – We are delighted to present this exquisite, individually designed and architecturally crafted detached residence, boasting a spacious west-facing rear landscaped garden. Envision hosting memorable gatherings or unwinding in this enchanting outdoor haven, The patio area serves as an ideal setting for summer barbecues and alfresco dining, perfect for entertaining guests.

Nestled in a private position, set back from the road in the sought-after area of Stretton, Clay Cross, Chesterfield, Derbyshire, this magnificent property encompasses four reception rooms, five generously sized double bedrooms, and four bathrooms, all spread across an impressive 3,459 sq ft of versatile living space.

Upon arrival, you will be welcomed by an secure gated driveway that provides parking for several vehicles, complemented by a triple detached garage, which offers not only ample vehicle storage but also includes a workshop, W.C., and a versatile multi-use room above, the perfect annex!

Internally, the property unfolds into a grand entrance hall featuring a sweeping staircase and a galleried landing with reading area. You will find well equipped kitchen/diner, utility room, a study/multi-use room, a formal dining room, W.C./cloakroom, a convenient coat/shoe room, a dual aspect lounge, and a delightful conservatory.

On the upper floor, the master bedroom is a real standout, complete with an ensuite shower room and a walk-in wardrobe/dressing room/study—an idyllic retreat for relaxation. Additionally, the stylish family bathroom features a shower enclosure and luxurious corner bath.

The property boasts a further four double bedrooms, with bedroom two offering an ensuite, and all bedrooms benefitting from built-in storage solutions.

Don't miss your chance to own this dream home and experience the pinnacle of luxury living in a serene and picturesque setting. Contact us today to arrange your viewing, Features include uPVC double glazing and gas central heating

#### **VESTIBULE/PORCH**

7'1" x 37" (2.16 x 1.10)

The vestibule/porch features durable vinyl-tiled flooring complemented by a uPVC entrance door with frosted glazed panels. The space is warmed by a radiator and showcases painted décor for a clean and inviting finish.

#### **ENTRANCE HALL**

18'10" x 15'1" (5.75 x 4.60)

Doors opens into a welcoming entrance hall, featuring a modern tiled floor and painted décor. Stairs rise gracefully to the first floor, complemented by three radiators for warmth, while a built-in cupboard under the stairs provides additional storage.

#### **COAT/SHOE STORAGE ROOM**

5'10" x 2'11" (1.80 x 0.90)

A versatile walk-in room featuring tiled flooring and painted décor, complete with a uPVC frosted window. Built-in wardrobes provide ample storage space, ideal for coats and shoes, and house a Glow-worm boiler for added practicality.

#### **GROUND FLOOR WC**

4'11" x 3'7" (1.50 x 1.10)

The ground floor WC is fully tiled and includes a uPVC frosted window, a low-flush WC, and a sleek glass pedestal sink with a chrome mixer tap. Additional features include a wall-mounted chrome towel radiator, an extractor fan, and inset spotlights for a modern and functional finish.

#### **LOUNGE**

30'6" x 12'1" (9.30 x 3.70)

The lounge is accessed via double-glazed doors from the entrance hall and features a uPVC window, three radiators, and soft carpeting. The room is beautifully finished with painted décor, inset spotlights, and a stylish feature electric fire, with underfloor heating creating a warm and inviting atmosphere, opening up to the spacious conservatory.

#### **CONSERVATORY**

16'4" x 14'9" (5.00 x 4.50)

The room boasts a tiled floor and uPVC windows, complemented by uPVC French doors that open to the rear garden. Constructed with brick, it features an air conditioning unit and a clear uPVC roof, allowing an abundance of natural light to flood the space.

#### **STUDY/MULTI USE ROOM**

12'1" x 7'2" (3.70 x 2.20)

The study, a versatile multi-use room, features cosy carpeting, a radiator, and freshly painted décor. A uPVC window ensures the space is bright and welcoming.

#### **DINING ROOM**

14'9" x 12'1" (4.50 x 3.70)

The formal dining room is elegantly presented with painted décor, a soft carpet, and a radiator for comfort, while a uPVC window adds natural light to the space.



#### UTILITY ROOM

12'1" x 5'2" (3.70 x 1.60)

This utility room boasts ample space for an American-style fridge freezer and features durable tiled flooring complemented by a uPVC window and a radiator for comfort. The room is further enhanced by modern gloss white wall and base units, a stylish laminated worktop, elegant tiled surrounds, and a stainless steel sink equipped with a chrome mixer tap, along with dedicated space and plumbing for both a washing machine and tumble dryer, capped off with an efficient extractor fan.

#### KITCHEN DINER

16'8" x 9'10" 229'7" (5.10 x 3.70)

This beautifully designed kitchen diner features stylish tiled flooring and contemporary painted décor, enhanced by a radiator for warmth. It offers ample space for a dining table, making it perfect for both entertaining and family meals. The kitchen is equipped with a sleek laminated worktop and elegant white gloss soft-close drawers, complemented by wall and base units for plenty of storage. A stainless steel 1.5 sink with a chrome mixer tap is conveniently located beneath a uPVC window, allowing for natural light to flood the space. Additional highlights include under-unit lighting, inset spotlights, a six-ring gas burner hob, a range oven, and an integrated dishwasher, creating an ideal environment for culinary enthusiasts.

#### MASTER BEDROOM

13'5" x 12'4" (4.10 x 3.78)

This inviting double bedroom is located at the front of the property and features soft carpeting that adds warmth and comfort. The walls are adorned with a fresh, painted décor that creates a bright and welcoming atmosphere. A radiator ensures the space stays cozy throughout the year, while a uPVC window allows natural light to fill the room, offering pleasant views and adding to the overall brightness of the space.

#### ENSUITE TO MASTER BEDROOM

9'4" x 6'1" (2.85 x 1.86)

The ensuite bathroom for Bedroom one boasts a sophisticated design with stylish full tiling throughout. It features a modern white suite, including a low flush WC and a sleek corner shower cubicle equipped with a chrome shower fixture. A white vanity unit with a chrome mixer tap adds functionality, while a bathtub with chrome taps offers a relaxing option for soaking. The space is well-lit with inset spotlights and includes an extractor fan for ventilation. A uPVC frosted window ensures privacy while allowing natural light to brighten the room. The tiled floor enhances the clean aesthetic, and a wall-mounted chrome towel radiator provides both warmth and convenience.

#### WALK IN WARDROBE/DRESSING ROOM/STUDY

12'1" x 6'6" (3.70 x 2.00)

The walk-in wardrobe room, is designed for both efficiency and comfort. It features soft carpeting that adds a touch of luxury underfoot and complements the painted décor. A radiator ensures that the space remains warm and inviting. This room is equipped with built-in storage and wardrobes, providing ample space to keep clothes and accessories organized. The uPVC frosted window allows natural light to flow in while maintaining privacy. For additional illumination, inset spotlights provide a modern touch, highlighting the features of the space. This multifunctional room serves as a stylish dressing area and a functional workspace, catering to a variety of needs.

#### GALLERIED LANDING AND READING AREA

The galleried landing offers an elegant and inviting space, featuring plush carpeting that extends up the stairs and throughout the landing area. This open space is thoughtfully designed for relaxation, with a cosy reading nook highlighted by a uPVC window that allows natural light to flood in, creating a warm atmosphere. Two radiators provide comfort, ensuring the area remains inviting throughout the year. The galleried design enhances the sense of openness, providing a stylish transition between the bedrooms and other areas of the home..

#### BEDROOM THREE

16'4" x 9'6" (5.00 x 2.90)

This versatile bedroom offers the option for twin or double accommodations, making it ideal for guests or family members. The room is adorned with soft carpeting, adding warmth and comfort underfoot. The rear-facing

uPVC window provides ample natural light, creating a serene ambience, allowing for a peaceful retreat. A built-in wardrobe conveniently occupies one corner of the room, maximizing space and providing ample storage for clothing.

#### BEDROOM FOUR

12'9" x 8'10" (3.90 x 2.70)

This inviting double bedroom features soft carpeting enhances the cozy atmosphere, providing comfort underfoot. The room is painted in a soft, complementary shade, a rear-facing uPVC window allows for plenty of natural light to fill the room, The radiator ensures that the space remains warm and inviting. In terms of storage, the room boasts built-in overhead and side wardrobes, providing ample space for clothing and personal belongings while maintaining a clean and uncluttered look.

#### FAMILY BATHROOM

9'2" x 6'2" (2.80 x 1.90)

This well-appointed family bathroom is designed for both comfort and functionality, featuring elegant tiled flooring and fully tiled walls that create a modern and sleek aesthetic. A luxurious corner bath invites relaxation, complemented by stylish chrome taps that provide a contemporary touch. The low flush WC is both space-efficient and eco-friendly. To enhance the practicality of the space, there's a wall-mounted glass unit with a sink, paired with a chrome mixer tap that makes for easy use. The wall-mounted chrome towel radiator adds a touch of sophistication, inset spotlights are thoughtfully integrated into the design, brightening the room while maintaining a clean look. A uPVC frosted window allows natural light to filter through, the shower enclosure features a modern chrome shower, while an extractor fan ensures proper ventilation. For added convenience, a shaver socket is included, making this bathroom both stylish and practical for everyday family use.

#### BEDROOM FIVE

10'2" x 9'2" (3.11 x 2.80)

This cosy double bedroom is designed for comfort and functionality, featuring soft carpeting, beautifully painted in a soothing colour that enhances the light and airy atmosphere. A uPVC window allows natural light to pour in, making the room feel bright and inviting. The radiator ensures that the space remains warm and cosy during colder months. For storage, the bedroom includes built-in overhead and side wardrobes, providing ample space to keep clothes and personal items neatly organized. Additionally, a walk-in storage cupboard offers extra room for larger items or seasonal belongings.

#### BEDROOM TWO

16'8" x 10'2" (5.10 x 3.10)

This charming double bedroom, located at the rear of the home, exudes a peaceful and inviting ambience. The soft carpet underfoot enhances the comfort of the space, painted décor, natural light streams in through the uPVC window, creating a bright and cheerful atmosphere. A radiator ensures warmth and comfort during cooler months, built-in wardrobes provide versatile storage solutions, helping to keep the room organized and clutter-free. Additionally, an access point to the loft offers potential for extra storage or future expansion, making this room both functional and practical.

#### ENSUITE TO BEDROOM TWO

5'6" x 5'10" (1.70 x 1.80)

The ensuite bathroom connected to Bedroom Two is a beautifully designed space that combines modern elegance with practical features. The walls and floor are fully tiled, providing a sleek and sophisticated look while ensuring durability and easy maintenance. Inset spotlights in the ceiling create a bright ambience, enhancing the overall aesthetic of the room. A uPVC frosted window allows natural light to filter in while maintaining privacy. At the heart of the ensuite is a well-appointed corner shower cubicle, complementing the shower, the ensuite is equipped with a low flush WC for efficiency, along with a stylish vanity unit that houses a ceramic sink and a chrome mixer tap. This setup not only adds to the functionality but also elevates the overall design. An extractor fan is included, overall, this ensuite bathroom is a well-thought-out extension of Bedroom Two.

#### OUTSIDE

The rear garden is a delightful outdoor space, it provides a secure area for relaxation and recreation. The garden features professionally landscaped surroundings, showcasing a well-maintained lawn that creates a

lush, green backdrop. This open space is perfect for family activities, gardening, or simply enjoying the outdoors. A stylish patio area serves as a great spot for entertaining, dining, or lounging in the sun. Whether you're hosting a barbecue or enjoying a quiet morning coffee, the patio provides an ideal setting to embrace outdoor living. The front of the property features a welcoming entrance with a practical gated gravel drive that can accommodate several cars, offering both convenience and ease of access. The design includes a turning circle, making it easy for vehicles to manoeuvre and exit the driveway effortlessly. Surrounding the drive, you'll find planted borders that add a touch of greenery and enhance the aesthetic appeal of the entrance. A block-paved path leads from the driveway to the front entrance, creating a visually pleasing and durable walkway.

#### TRIPLE GARAGE GROUND FLOOR

27'6" x 18'8" (8.40 x 5.70)

The property features a spacious triple garage, designed for both functionality and convenience. Each of the three electric doors provides easy access, allowing for effortless entry and exit. Inside, the garage is well-lit and equipped with power outlets, making it suitable for a variety of tasks. A dedicated workbench provides a practical space for DIY projects, repairs, or hobbies, enhancing the utility of the garage. In addition to the garage space, there is a WC that offers a low flush toilet and a wall-mounted sink fitted with sleek chrome taps. This convenient facility is ideal for guests and ensures easy access without needing to go indoors. Overall, this triple garage with its practical features and versatile upstairs area adds significant value and practicality to the property, perfectly catering to the needs of modern living

#### TRIPE GARAGE FIRST FLOOR

27'2" x 12'8" (8.30 x 3.87)

Above the garage, the upstairs area has been thoughtfully finished with painted décor and carpeting, creating a comfortable space that can be utilised for various purposes, such as a home office, gym, or storage area. The presence of two uPVC windows allows for natural light to flood the space, providing a bright and inviting atmosphere, this would make an ideal annexe.

#### GENERAL INFORMATION

Tenure: Freehold  
Total Floor Area House: 2643 sq ft / 245 sq m  
Total Floor Area Garage: 816.00 sq ft / 75.8 sq m  
EPC Rating: C  
UPVC Double Glazing  
Gas Central Heating  
Council Tax Band - Rated G - NEDDC  
Loft - Partially Boarded with Pull Down Ladder and Lighting  
House and Garage Alarmed

#### 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.

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